



**LOT 48**

By Order of LHA ASRA



## **2 Kimathi House, The Stableyard, Broomgrove Road, Brixton SW9 9TL**

### **Freehold Vacant Office for Occupation, Investment or Potential for Conversion**

#### **Location & Description**

A three storey mid-terraced building within an attractive mixed use courtyard development off Broomgrove Road, a cul-de-sac close to the intersection of Stockwell Road (A203) and Clapham Road (A3). The amenities of Brixton are nearby. Stockwell and Brixton mainline stations are equidistant for services on the Victoria line and overland to London Victoria.

#### **Accommodation (approximate dimensions)**

**Second Floor:** 3 offices (2 interconnecting), sep WC - 598 sq ft (56 sq m)

**First Floor:** Reception area, 3 offices, kitchen, sep WC - 603 sq ft (56 sq m)

**Ground Floor:** Open plan triple height area with storage & WC - 859 sq ft (80 sq m)

Allocated parking area

**Total NIA:** 2,060 sq ft (193 sq m)

Offered **VACANT** for **OCCUPATION, INVESTMENT** or **POTENTIAL** for **CONVERSION**

#### **Viewings**

Strettons Commercial

Tel: 020 7375 1801



**CONTACT: 020 7228 5864**

**GUIDE PRICE £250,000 plus**