



Bloom Brixton

35,417 sq ft of modern, purpose-built,
Grade A industrial space

•
Available now

A new era for London Industrial

Introducing Bloom Brixton, a purpose-built ultra-urban industrial site located in the heart of Brixton Hill. Closely situated to Brixton station and multiple local road networks, this inner-city location provides excellent connectivity in and out of London.

Delivering two storey warehouses with ancillary offices, all designed with premium well-being facility and ESG credentials in mind. Inclusive of PV panelling, 5.5m clear internal height, 24-hour secure yard, EV charging and net-zero carbon in operation.

Five brand new warehouse units totalling 35,417 sq ft



Innovative design with a sustainable focus

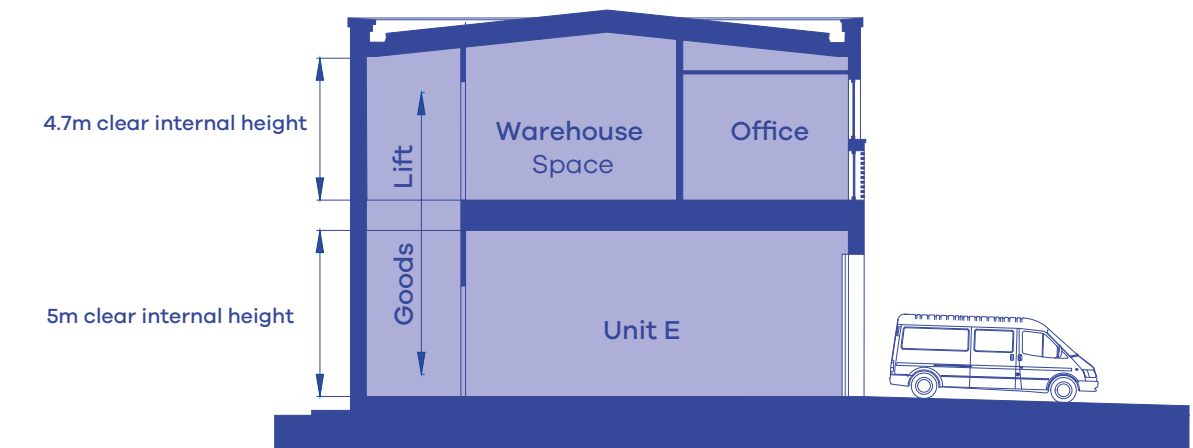
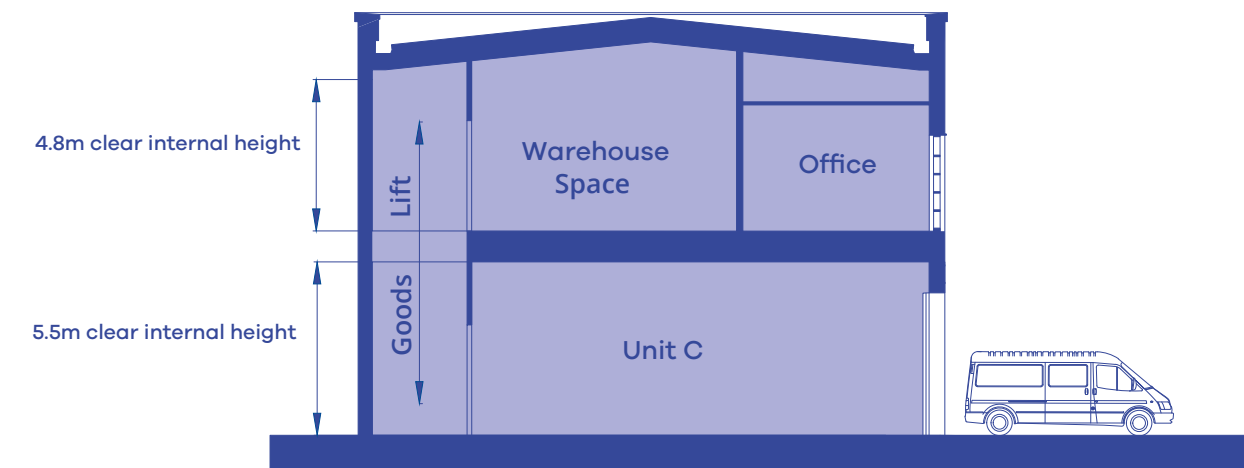
Bloom Brixton provides a wide range of unit sizes and capabilities to suit individual business needs. These are available to let independently or on a combined basis.

Unit	Ground floor (sq ft)	First floor (sq ft)	Total (sq ft)
Unit A	3,931	3,946	7,877
Unit B	1,955	1,955	3,910
Unit C	5,556	5,556	11,112
Unit D	3,252	3,252	6,504
Unit E	3,007	3,007	6,014

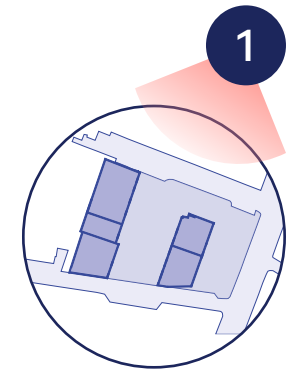
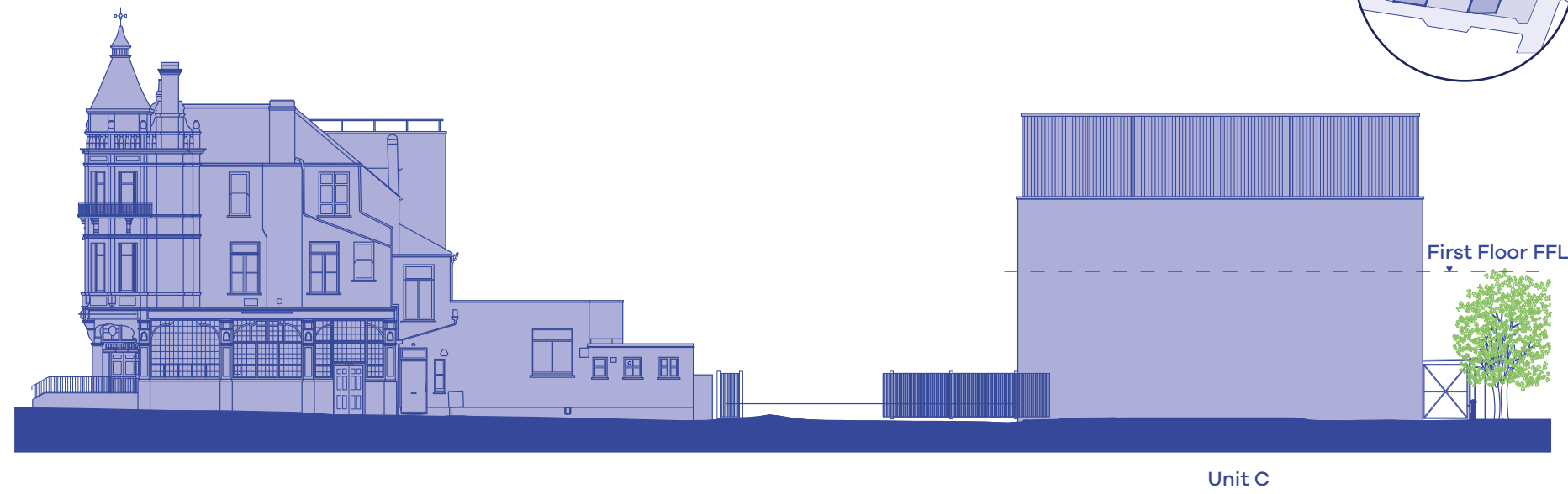


📍 148 Brixton Hill, SW2 1SD &
6, 8, 10 Waterworks Road, Brixton, SW2 1SE

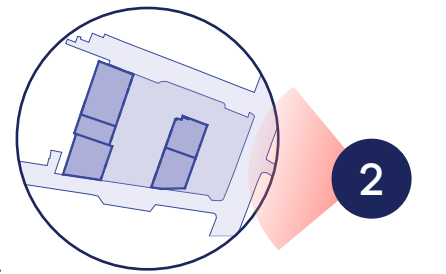
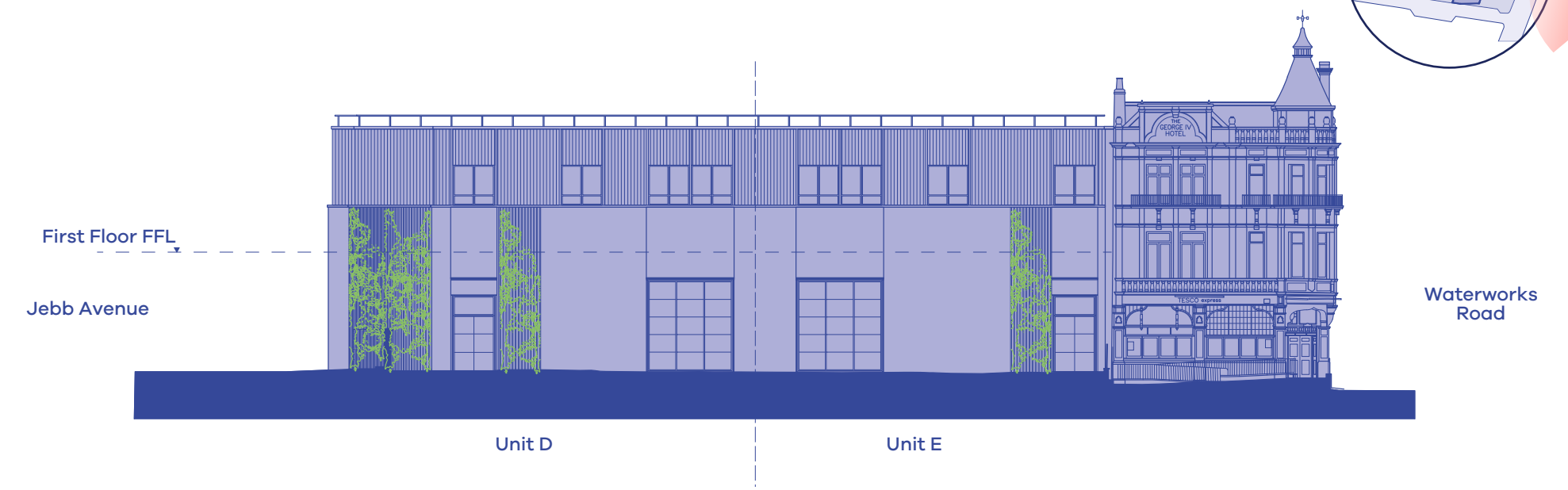
- Suitable for the following use classes: B2, B8 & E
- Two storey fully operational warehouses
- Good lifts access
- Contemporary ancillary offices



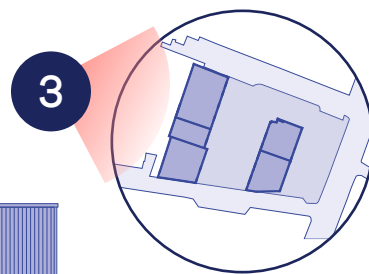
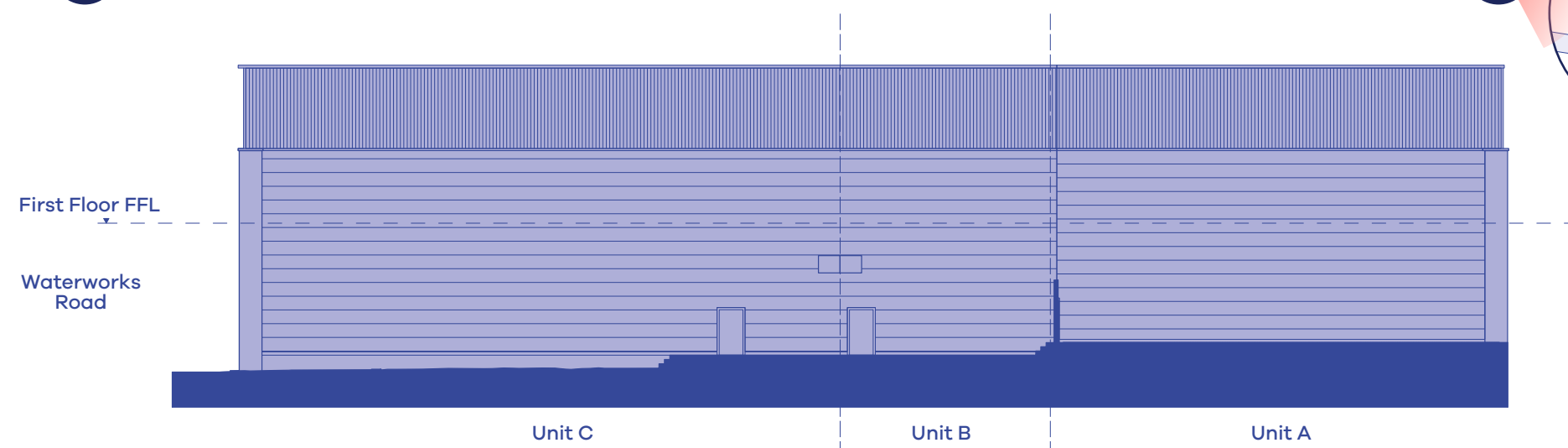
1 Waterworks Road Elevation



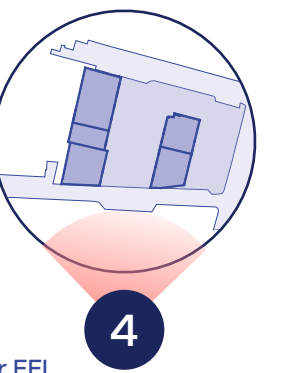
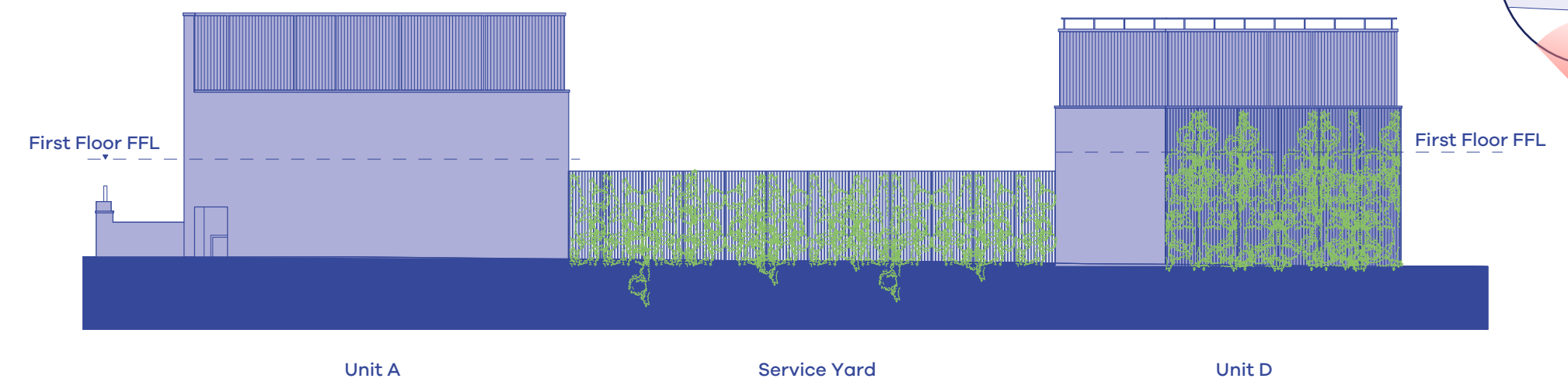
2 Brixton Hill Elevation



3 Rear Elevation



4 Jebb Avenue Elevation





BLOOM ULTRA-URBAN WAREHOUSES



BLOOM BRIXTON



Space designed to help your business grow



24-hour operational capabilities



2,000kg goods lift



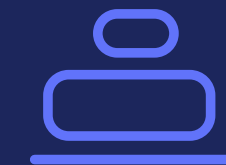
Two self-contained secure yards



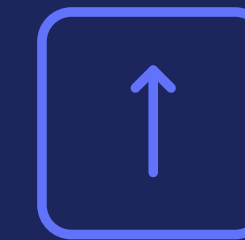
Loading facility: level access loading doors on all units



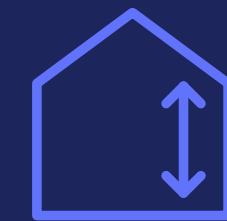
Power capacity: 500 kVA



Floor loading: Ground Floor: 37.5KN, First Floor: 12.5KN



5.5m clear internal eaves height



1st Floor operational warehouse space with 4.5 clear internal eaves height



1st Floor Office with 2.5m clear height to suspended ceiling



Vehicular Access: Vehicles up to and including a 10m rigid trailer truck can access the site



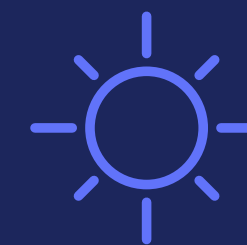
EPC: A+ targeted



BREEAM: Excellent



Net zero carbon Operation



PV roof panelling



Electric vehicle charging points



BLOOM ULTRA-URBAN WAREHOUSES



BLOOM BRIXTON

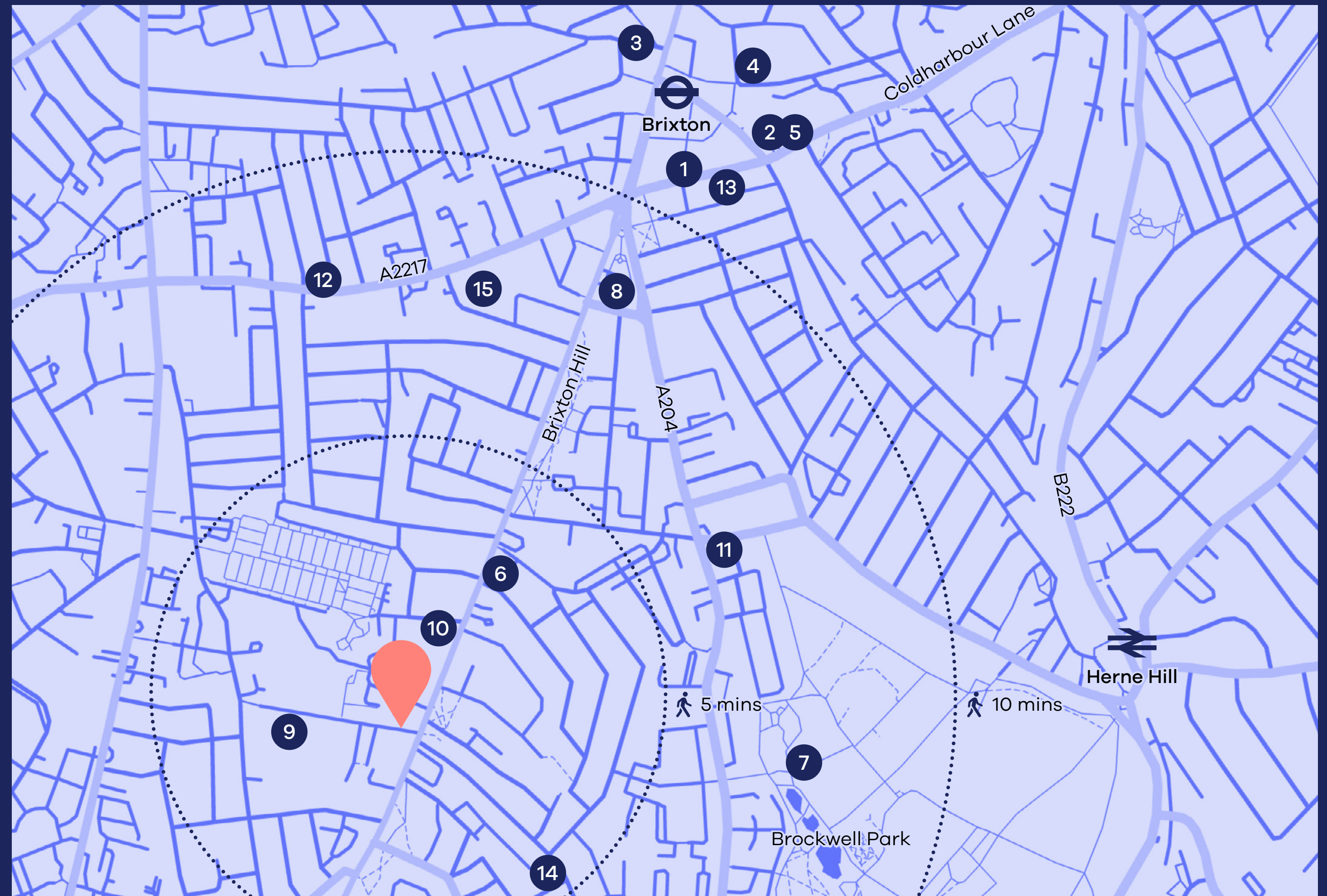


Strategically located, connecting you to every inch of London

Bloom Brixton's prime location in Brixton Hill unlocks easy access to nearby Clapham, Wandsworth, and key locations in Central London, which all enable and support better business operations.

The location also offers superb links to the nearby A23, as well as the A205, A24, and A3 which are less than 10-minutes away. Of course, Brixton itself is also a hub of activity, with all the best of South London on offer.

- | | |
|-------------------------------------|------------------------|
| 1 Electric Avenue | 9 The Clink Restaurant |
| 2 Brixton Village / Lost in Brixton | 10 Negril |
| 3 The Department Store | 11 Naughty Piglets |
| 4 POP Brixton | 12 Temple of Seitan |
| 5 The Laundry | 13 The Rum Kitchen |
| 6 Stir Coffee | 14 Elm Park Tavern |
| 7 Brockwell Park | 15 Tesco Superstore |
| 8 Gremio de Brixton | |

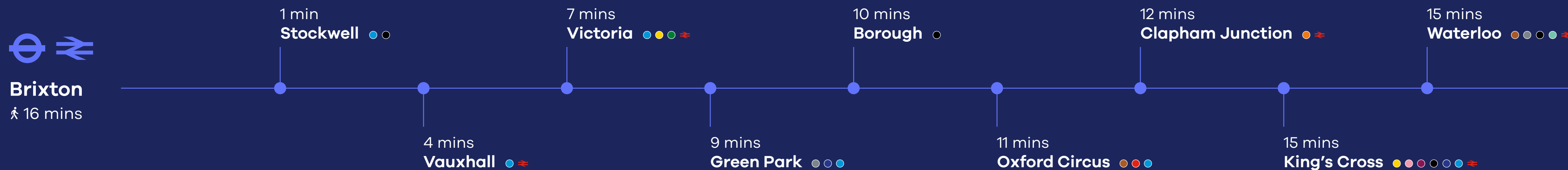


Base your business in Zone 2

Brixton station benefits from the Victoria line and National Rail services (Chatham Main Line). Further rail services can be found from Herne Hill, with the City Thames link and South Eastern trains, providing quick and easy access for people out of London commuting in.



- 1 **Jebb Avenue (Stop BV)**
🚶 3 mins
- 2 **Brixton**
🚶 16 mins
- 3 **Herne Hill**
🚶 21 mins



Demographics

3 mile radius

825k

Population projection by 2025

356k

Households by 2025

607k

Potential employees projected by 2025

£43k

Average household income projected by 2025



Moments away from the action

Brixton is an ideal destination to attract a wide range of employees. People are flooding to this vibrant area to benefit from the boutique bars, thriving nightlife and large open green spaces.





BLOOM ULTRA-URBAN WAREHOUSES



BLOOM BRIXTON

The perfect fit

Bloom Brixton has been designed to suit the needs of an enormous variety of different sectors. The flexibility of the space itself, alongside its amenities, make it ideal for sectors including last-mile logistics, trade counter, food and beverage, retail, film, manufacturing, e-commerce, dark kitchens, and many more.

Bloom

ULTRA-URBAN WAREHOUSES

 146, 148 Brixton Hill, SW2 1SD &
6, 8, 10 Waterworks Road, Brixton, SW2 1SE

For more information:

visit: bloom-developments.co.uk

email: enquiries@bloom-developments.co.uk

For letting enquiries:



Will Edgley

will.edgley@levyrealstate.co.uk

07748 286 333

Rob Watts

rob.watts@levyrealstate.co.uk

07506 441 644



Marco Baio

mb@cogentre.co.uk

07752 473 964

Will Norman

wn@cogentre.co.uk

07796 774 436

The particulars are set out as a general outline for guidance and information only and should not be considered a formal offer. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact, meaning no liability can be accepted for their accuracy. All dimensions are approximate April 2024.