

● ● NEW BUILD **ULTRA-URBAN** WAREHOUSING

146 Brixton Hill, **SW2 1SD**

BLOOM BRIXTON

27,540 sq ft of modern, purpose-built,
Grade A industrial space

Available now

Bloom Brixton

Bloom Brixton

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 wellbeing facilities 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.

146 Brixton Hill, **SW2 1SD**

BLOOM BRIXTON

Five brand new
warehouse units
totalling
27,540 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)	Availability
Unit A	3,931	3,946	7,877	Let
Unit B	1,955	1,955	3,910	Available
Unit C	5,556	5,556	11,112	Available
Unit D	3,252	3,252	6,504	Available
Unit E	3,007	3,007	6,014	Available

Take a look inside the units through our virtual tour below.



Ground Floor



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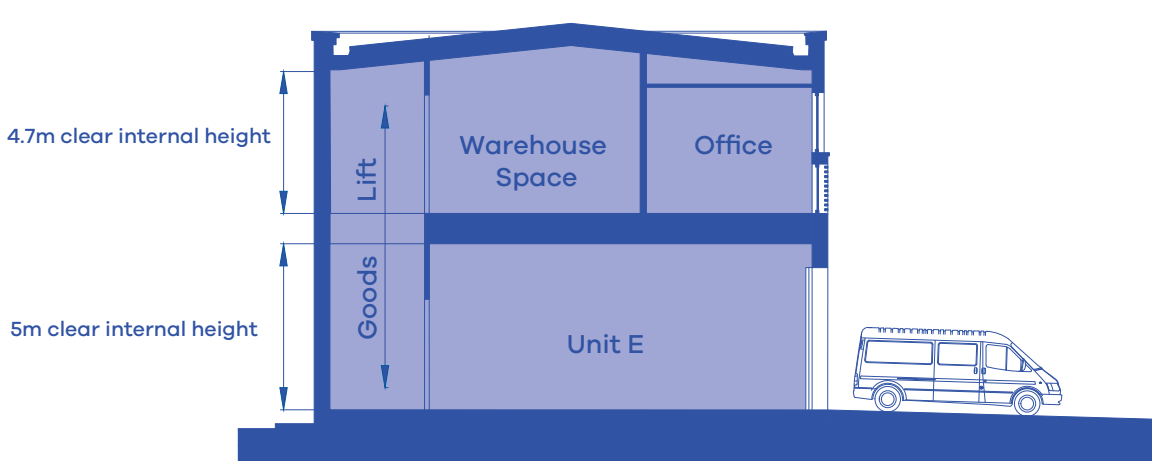
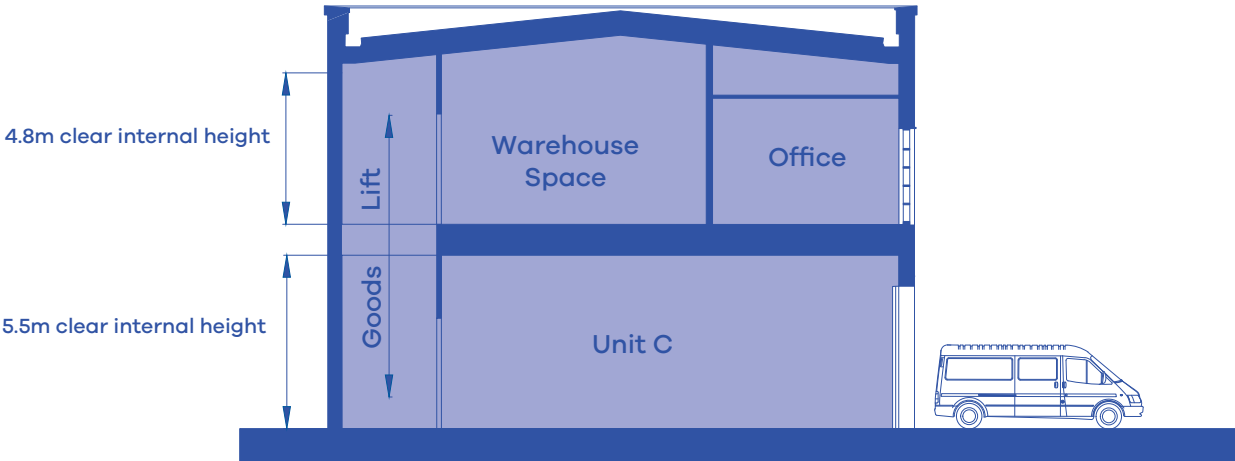


First Floor

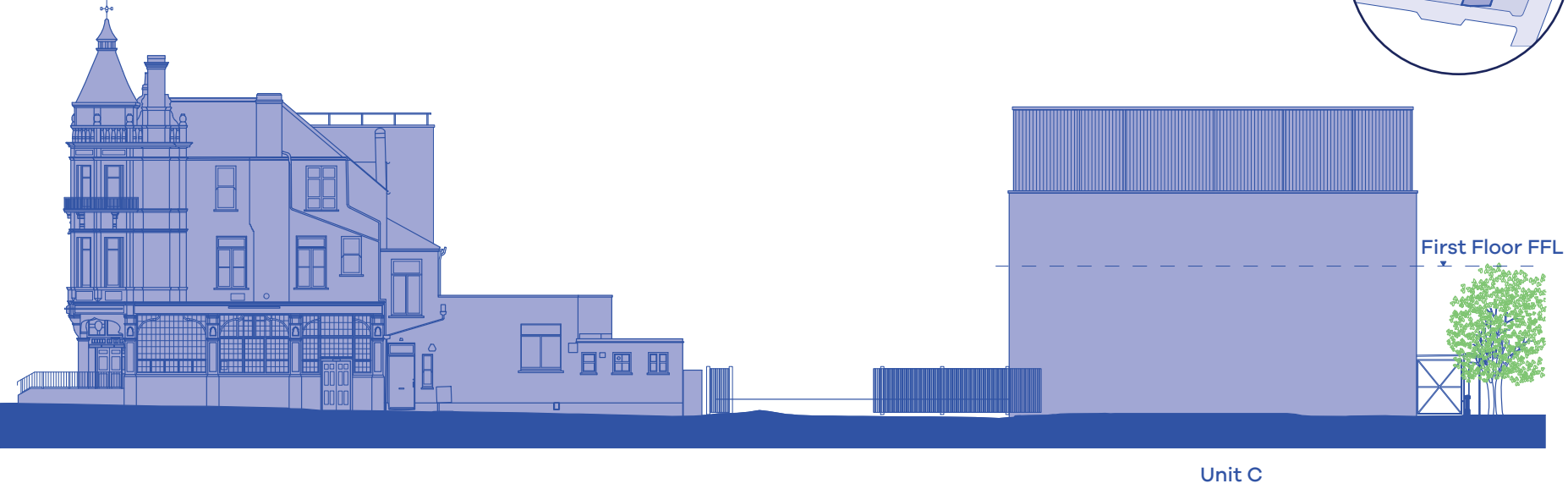


148 Brixton Hill, SW2 1SD &
6, 8, 10 Waterworks Road, Brixton, SW2 1SE

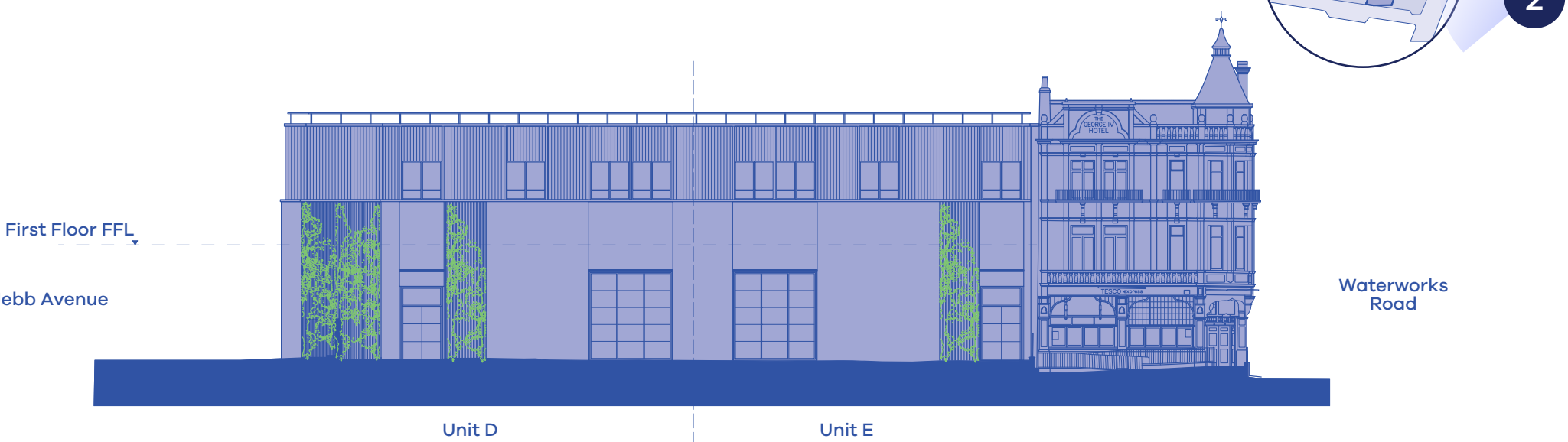
- Suitable for the following use classes: B2, B8 & E
- Two storey fully operational warehouses
- Good lifts access
- Contemporary ancillary offices



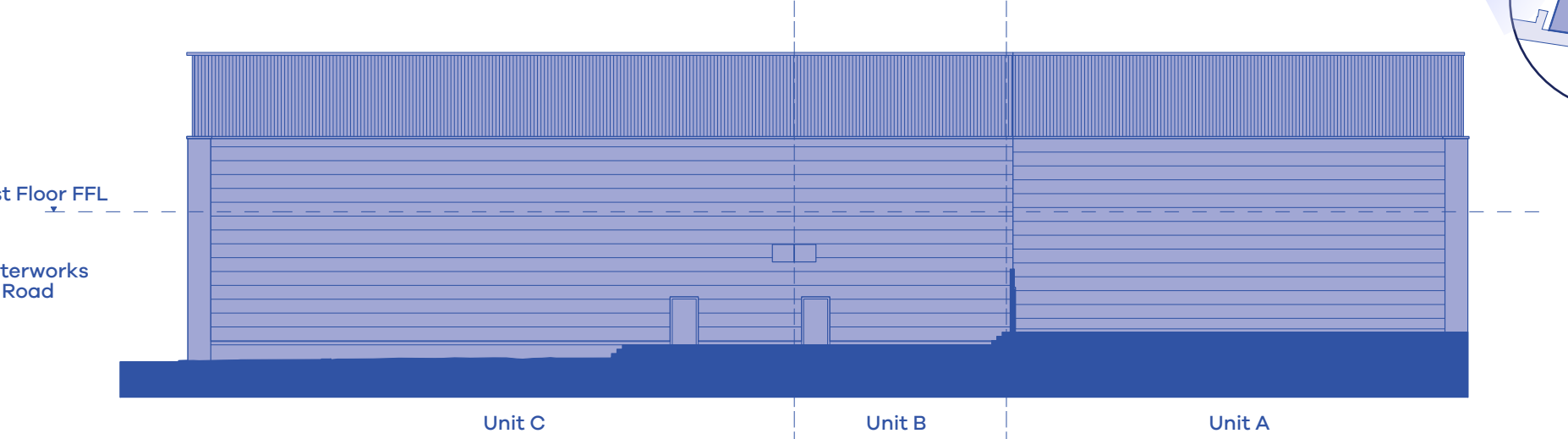
1 Waterworks Road Elevation



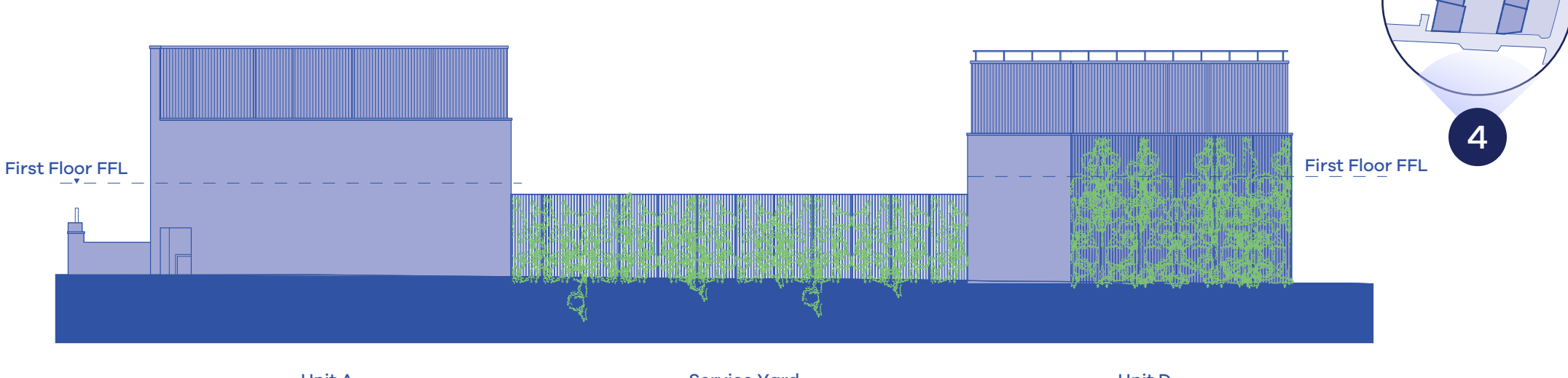
2 Brixton Hill Elevation



3 Rear Elevation



4 Jebb Avenue Elevation





Space designed to help your business grow

Bloom Brixton is undertaking internal and external refurbishments to offer high quality specifications with upgraded features to ensure all occupier needs are met.

							
24-hour operational capabilities	2,000kg goods lift	Two self-contained secure yards	Loading facility: level access loading doors on all units	Power capacity: 750 kVA	Floor loading: Ground Floor: 37.5KN, First Floor: 12.5KN	5.5m clear internal eaves height	1st Floor operational warehouse space with 4.5m 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	BREEAM: 'Excellent'	Net zero carbon operation	PV roof panelling	Electric vehicle charging points	



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
- 2

Brixton Village / Lost in Brixton
- 3

The Department Store
- 4

POP Brixton
- 5

The Laundry
- 6

Stir Coffee
- 7

Brockwell Park
- 8

Gremio de Brixton
- 9

The Clink Restaurant
- 10

Negril
- 11

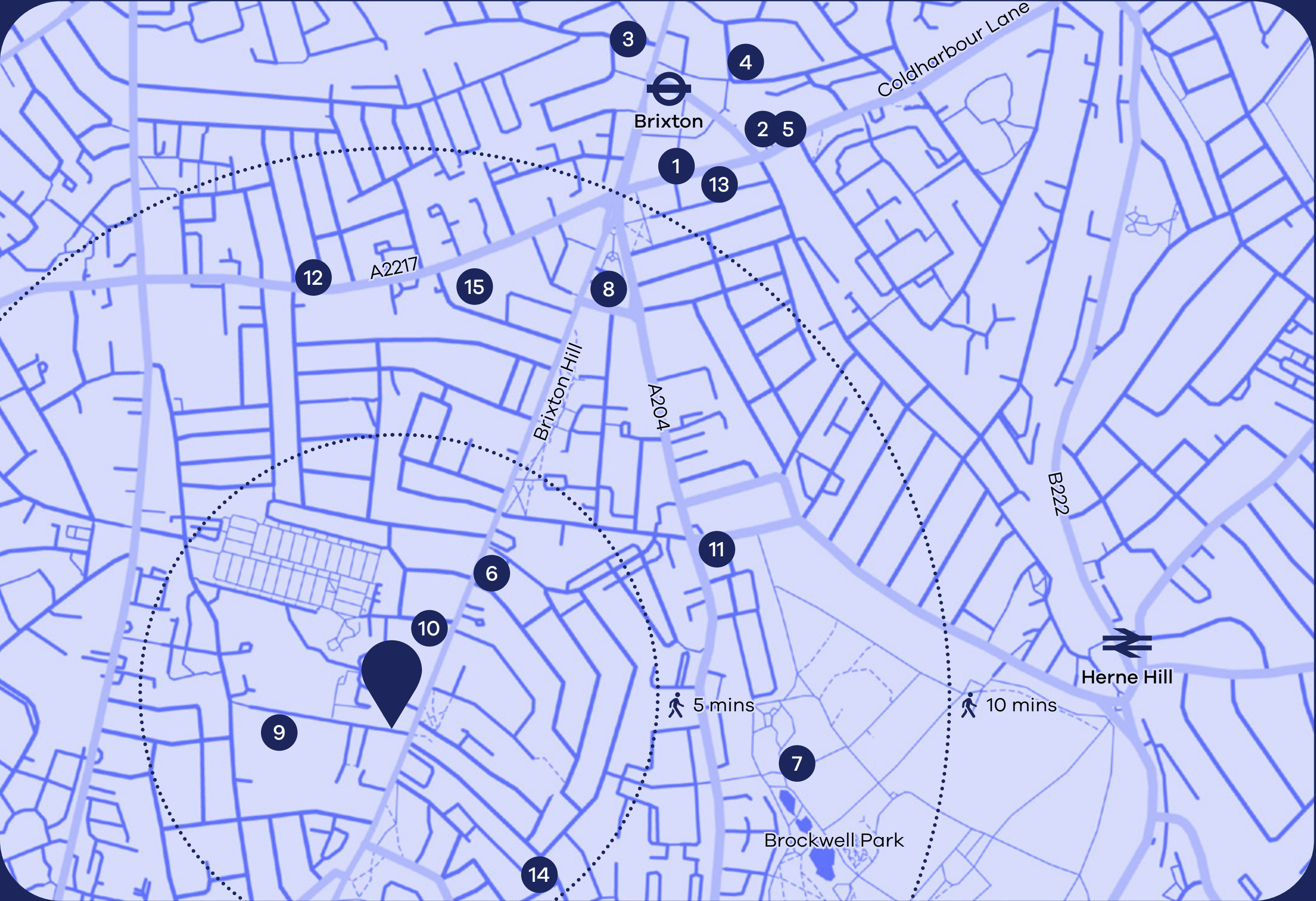
Naughty Piglets
- 12

Temple of Seitan
- 13

The Rum Kitchen
- 14

Elm Park Tavern
- 15

Tesco Superstore

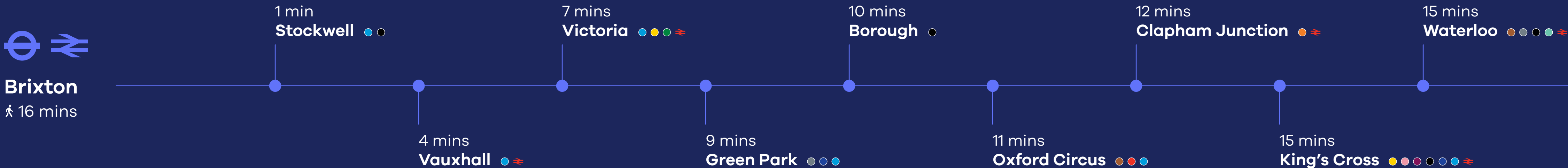


Base your business in Zone 2

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 Thameslink 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



Local insight

3 mile radius

825k

Population projection by 2025

607k

Potential employees projected by 2025

365k

Households by 2025

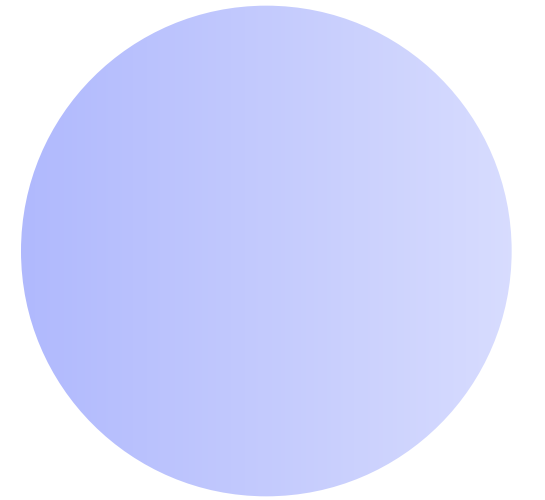
£43k

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.



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 counters, food and beverage, retail, film, manufacturing, e-commerce, dark kitchens, and many more.



Bloom

URBAN WAREHOUSES

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Our Portfolio

