



Bloom Brixton

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

•
Planning Granted.
Arriving in London Q3 2023

146-156 Brixton Hill, 5/6 Waterworks Road

Bloom Developments is delivering a purpose-built ultra-urban industrial site consisting of five units that total 35,417 sq ft of best-in-class space. Featuring operational space across the ground and first floors, with goods lift access and two self-contained yards.

Bloom Brixton is the complete solution for any occupier seeking high quality industrial space with immediate access to central London.



5 units totalling,
35,417 sq ft of
prime, ultra-urban
industrial stock



Site plan & floorplan

As with all Bloom’s warehouses, Bloom Brixton has been designed around the needs of modern working life.

Targeting BREEAM Excellent & EPC A+, Bloom Brixton’s sustainability credentials ensure your business is doing its bit. Units A-E are available individually or on a combined basis.

Unit A	sq ft	Unit B	sq ft
Ground floor	3,931	Ground floor	1,955
First floor	3,946	First floor	1,955
Total	7,877	Total	3,910

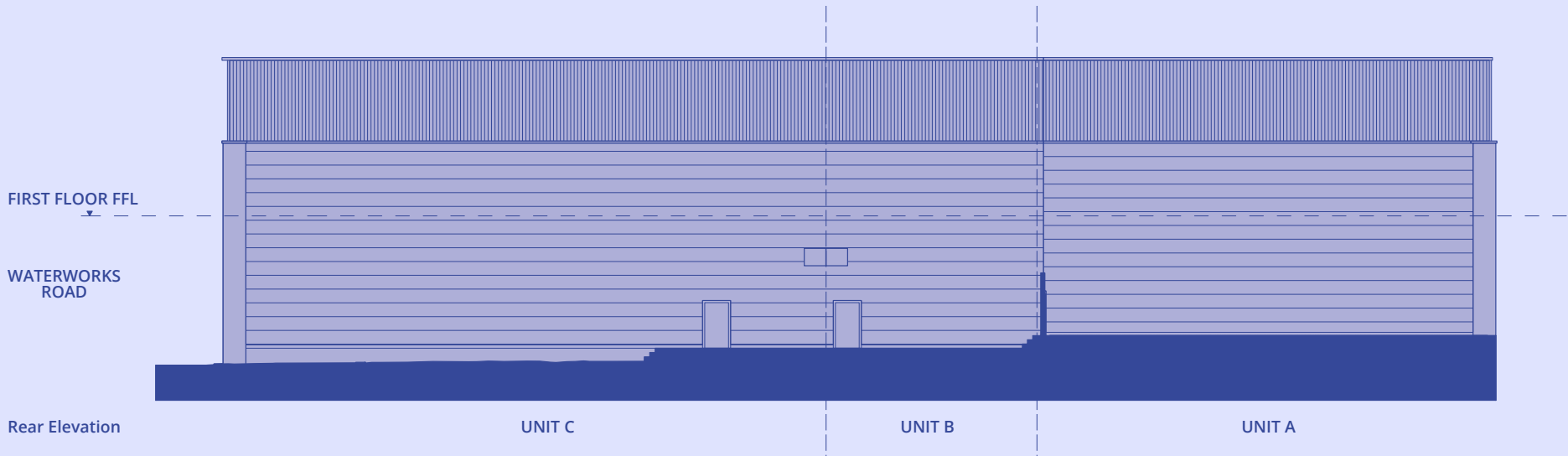
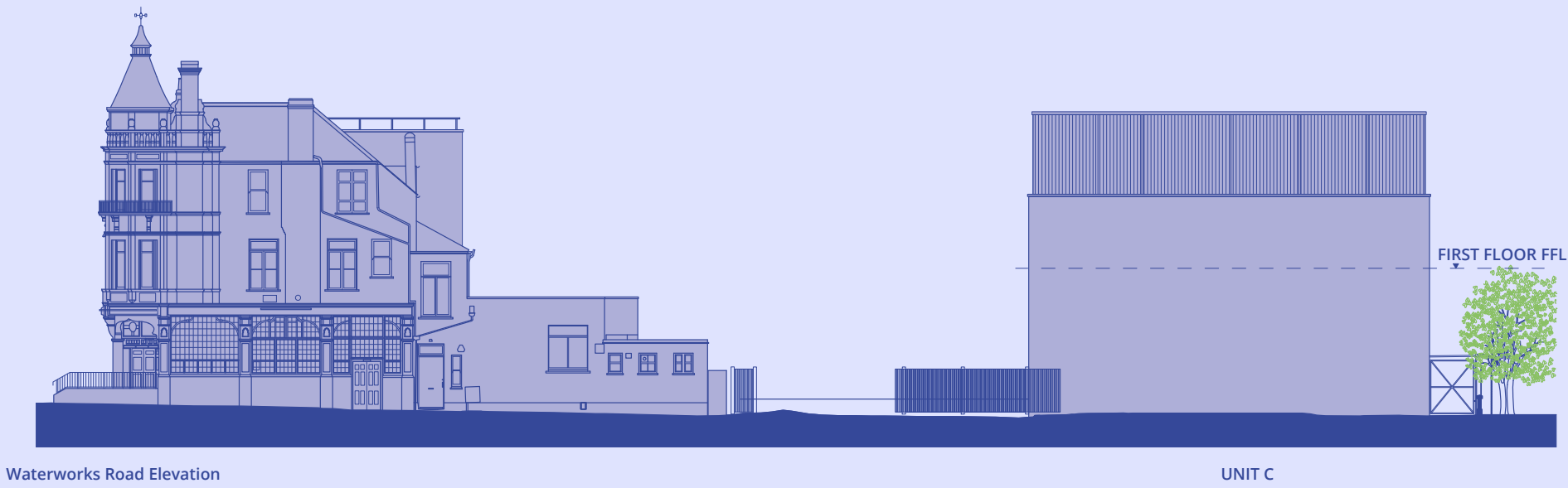
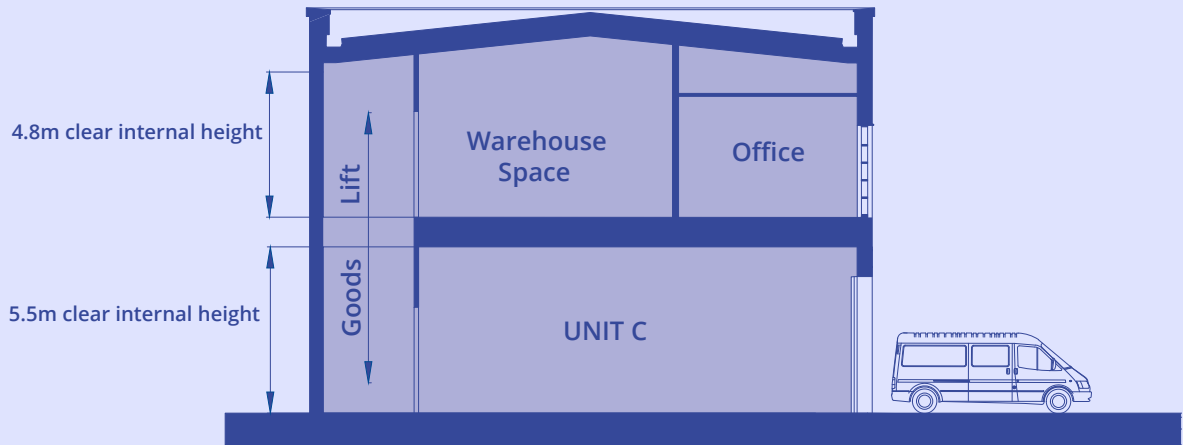
Unit C	sq ft	Unit D	sq ft
Ground floor	5,556	Ground floor	3,252
First floor	5,556	First floor	3,252
Total	11,112	Total	6,504

Unit E	sq ft
Ground floor	3,007
First floor	3,007
Total	6,014



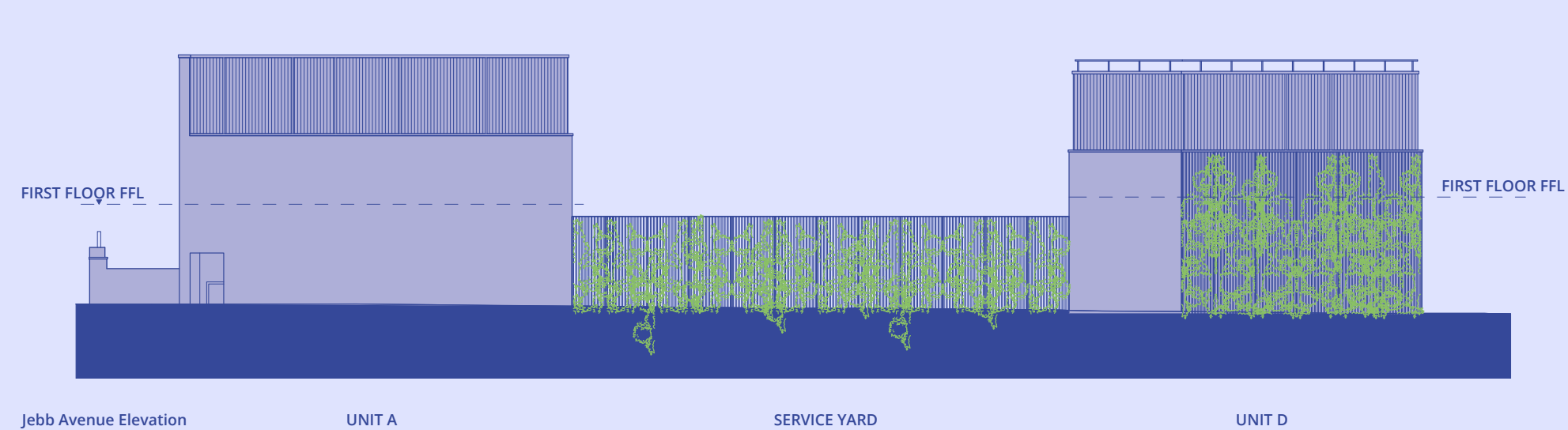
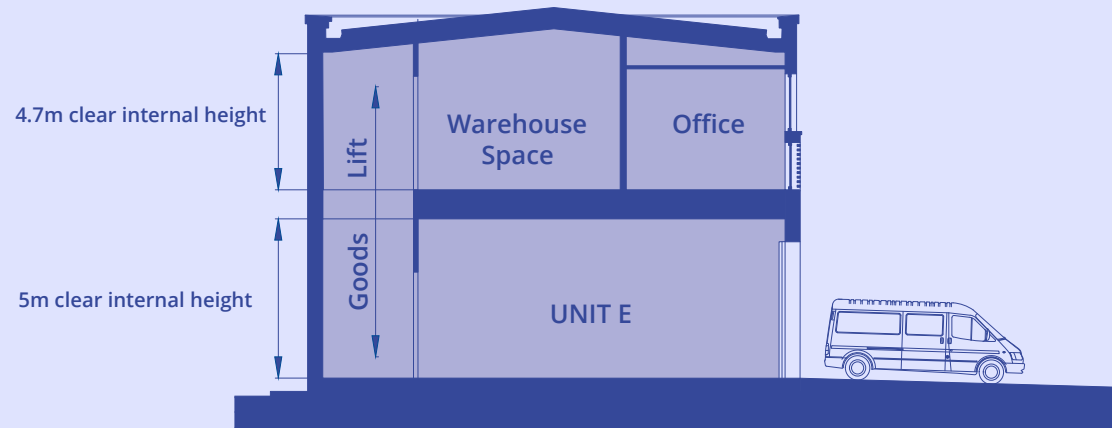
Elevations

With five-metre eaves heights across both ground and first floor with goods lift access, the development offers two levels of fully operational, fit for purpose space.



Use

The development features enhanced power capacity, and is suitable for the following use classes: Units A, B & C: B2, B8, E(g); Units D & E: B2, B8, E(g) & Sui Generis.



Specification.



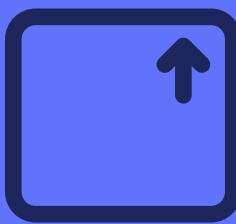
24-hour operation



Goods lift



2 self-contained yards



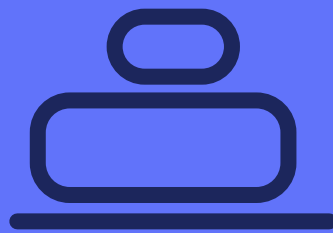
Designed for delivery



Level access loading



500 kVA



Ground Floor: 37.5KN
First Floor: 12.5KN



5–5.5m clear internal eaves height across both ground & first floor amenity space



ESG credentials



EPC: A+ targeted



BREEAM: Excellent



Net zero carbon operation



Photovoltaic panels to support greener operations



Electric vehicle charging points

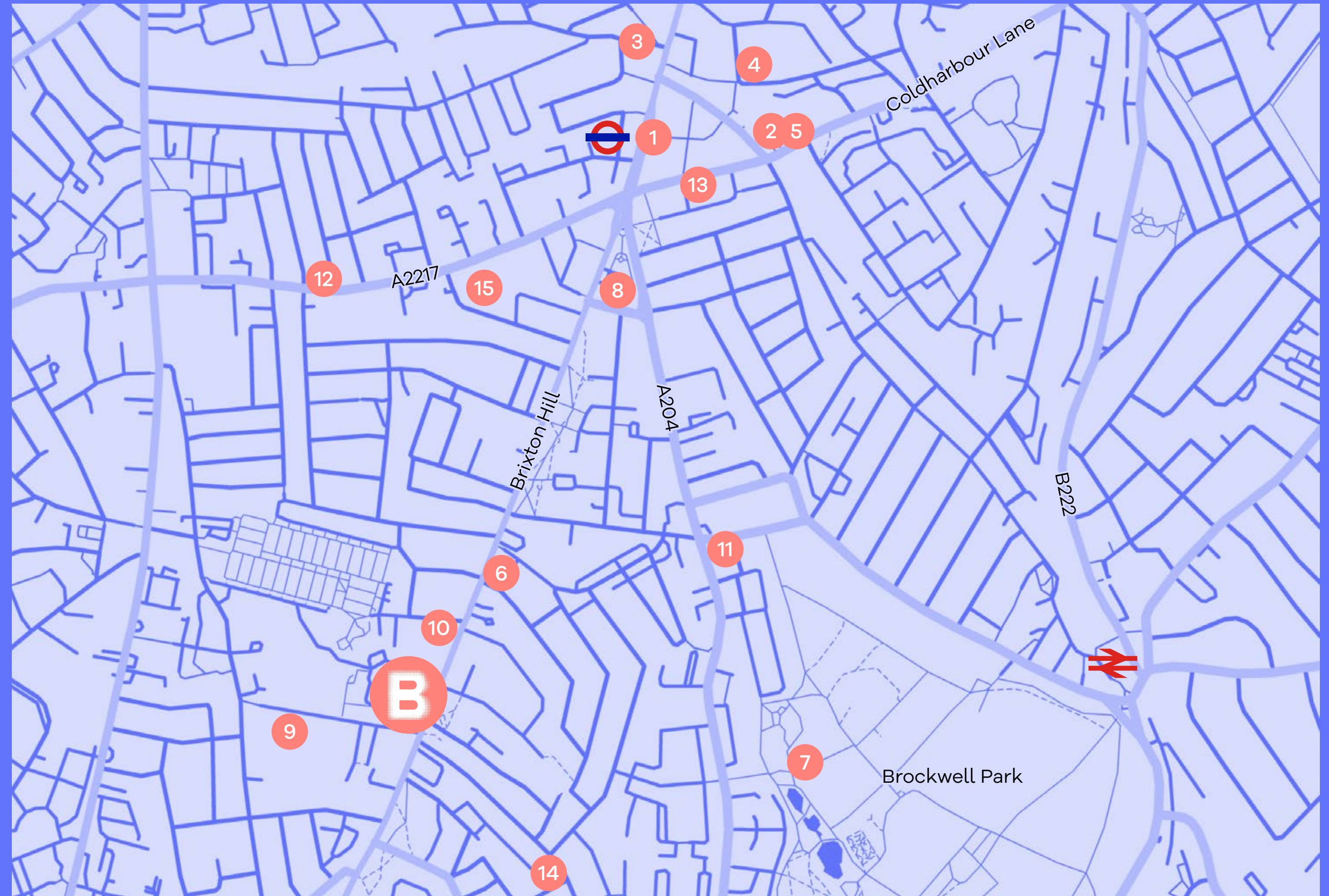


The heart of South London

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.

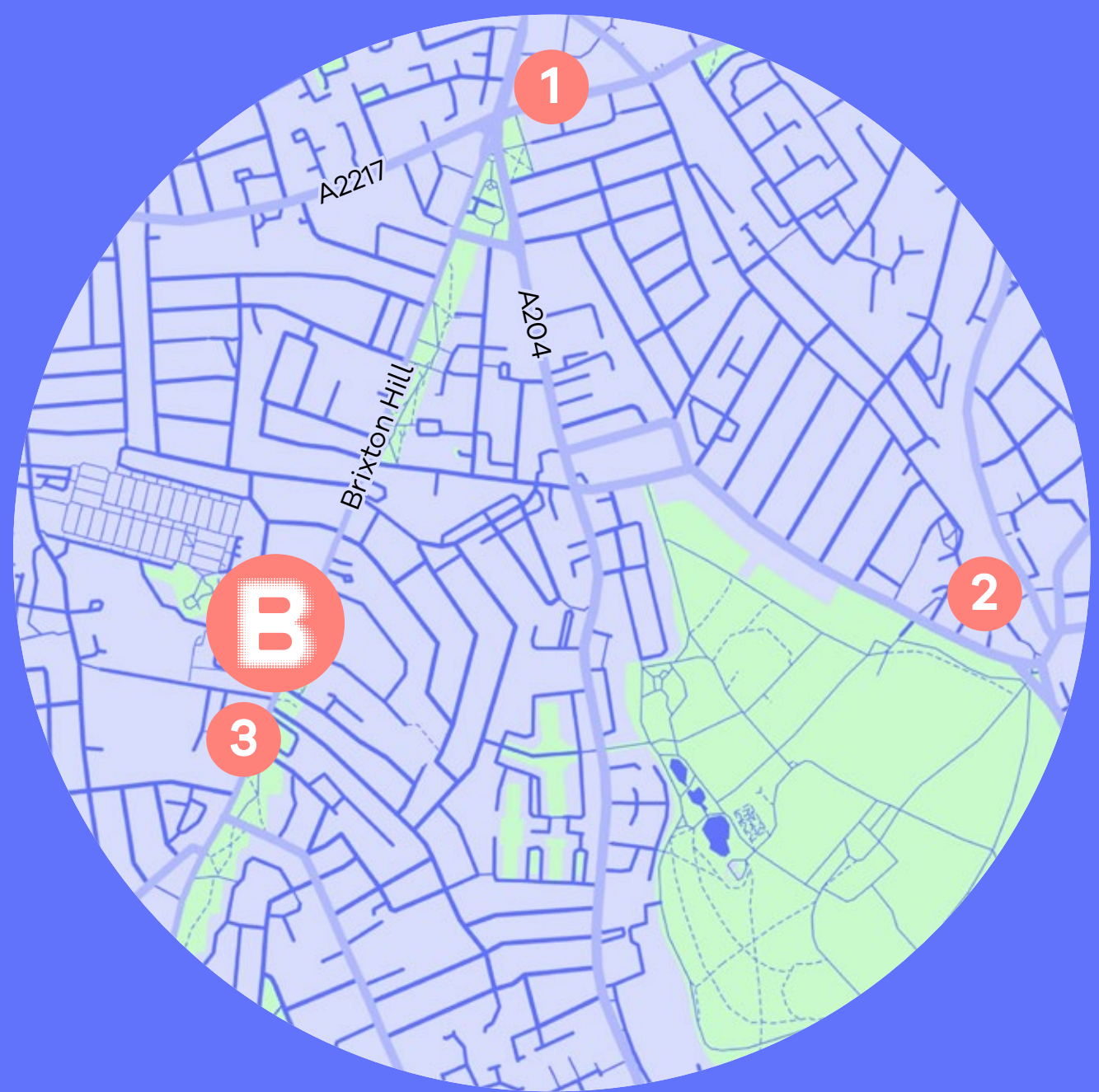
- | | |
|---|-------------------------------------|
| 1 Electric Avenue | 2 Brixton Village / Lost in Brixton |
| 3 The Department Store | 4 POP Brixton |
| 5 The Laundry | 6 Stir Coffee |
| 7 Brockwell Park | 8 Gremio de Brixton |
| 9 The Clink Restaurant | 10 Negril |
| 11 Naughty Piglets | 12 Temple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



Fast, local connections

Brixton station is 16 minutes away, with Herne Hill a few minutes further, and the closest bus stop is just three minutes away.

Those links, as well as easy access to the A23, make it possible to get all over London, whenever you need to.



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

Brixton
 16 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

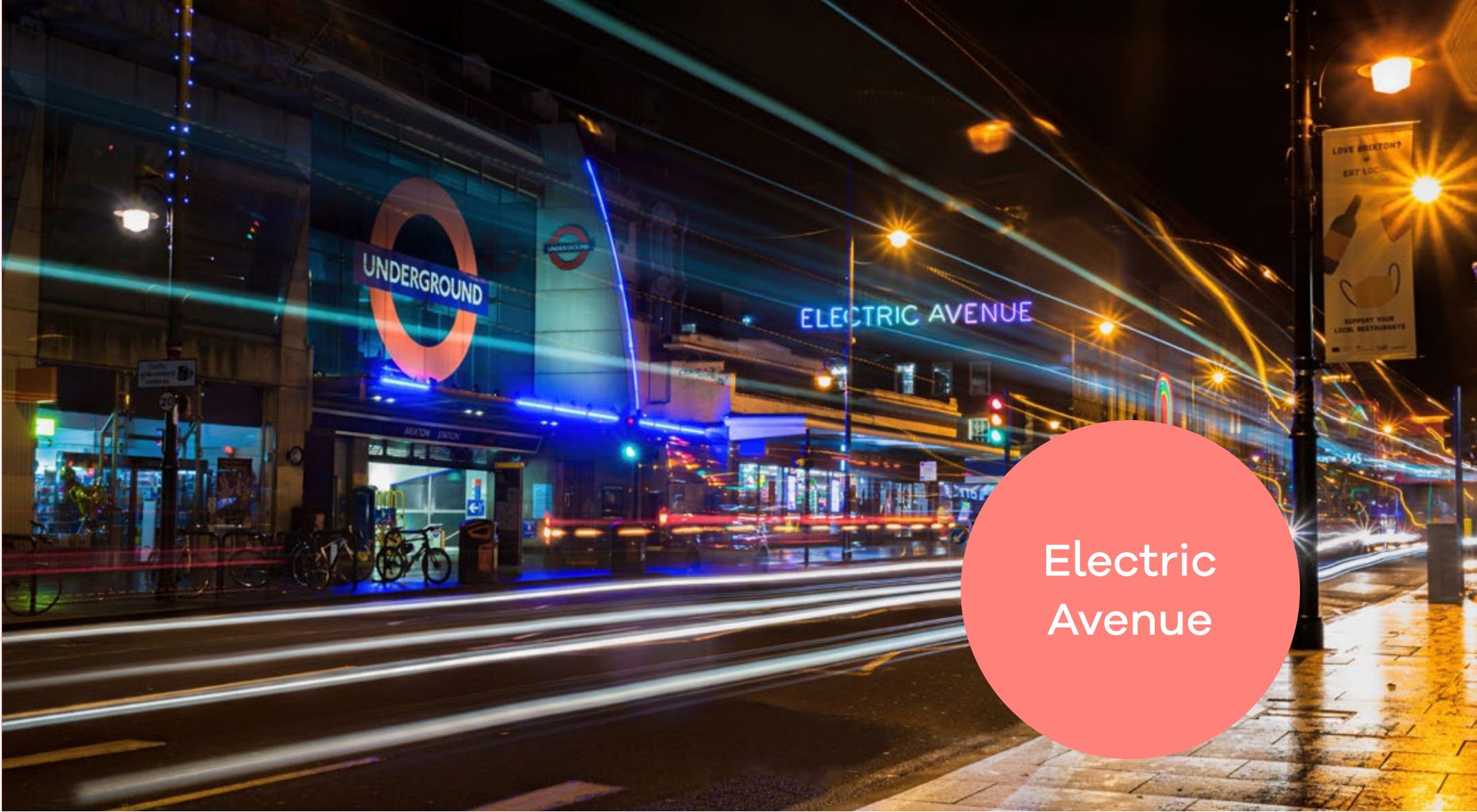


Surrounded by Brixton's bustle

Brixton is one of London's most diverse and vibrant areas, with everything from boutique bars and a thriving nightlife to wide-open green spaces perfect for a few moments' relaxation.

Lost in
Brixton

BLOOM ULTRA URBAN WAREHOUSES



Electric
Avenue



Brockwell
Park

BLOOM BRIXTON



POP
Brixton



The
Department
Store



The Laundry



Gremio de
Brixton



BLOOM ULTRA URBAN WAREHOUSES



Brixton Hill **SW2 1SD** / Waterworks Road **SW2 1SE**

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, builders' merchants, food & beverage, retail, film, manufacturing, E-commerce, dark kitchens, and many more.

A rare find in SW2.

Combining best-in-class industrial space with people-focused amenities, outstanding connections, and a thriving local area, Bloom Brixton offers an exciting opportunity to take your business to the next level.

bloom-developments.co.uk

enquires@bloom-developments.co.uk
1 Lyric Square, London W6 0NB, UK



Will Edgley

will.edgley@levyrealestate.co.uk
07748 286 333

Rob Watts

rob.watts@levyrealestate.co.uk
07506 441 644



Bloom
ULTRA-URBAN WAREHOUSES