



**BLUE
STAR
HOUSE**

BRIXTON SW9



Introducing Blue Star House

Blue Star House is a prominent island site conveniently located in the centre of Brixton, opposite the iconic Grade II listed O2 Academy Brixton. 4,127 sq ft - 8,254 sq ft of bright workspace with an industrial aesthetic is available over the third and fourth floors. All spaces benefit from double aspect with great natural light pouring in through large windows.

This is an exciting opportunity to join a community of creative start ups, small businesses and established brands whilst benefitting from the excellent connectivity and vibrancy Brixton has to offer.



Building

Location

**Derwent
London**

Agents



Key features

CAT A and newly refurbished options available

Open plan workspace

High-speed fibre enabled

Double aspect providing superb daylight

Shower facilities

Cycle spaces and car parking available

24 hour access

Manned reception

Two passenger lifts

Schedule of areas

Floor	sq ft	sq m
Fourth	4,127	383
Third	4,127	383
Total	8,254	766

IPMS measurements on request.

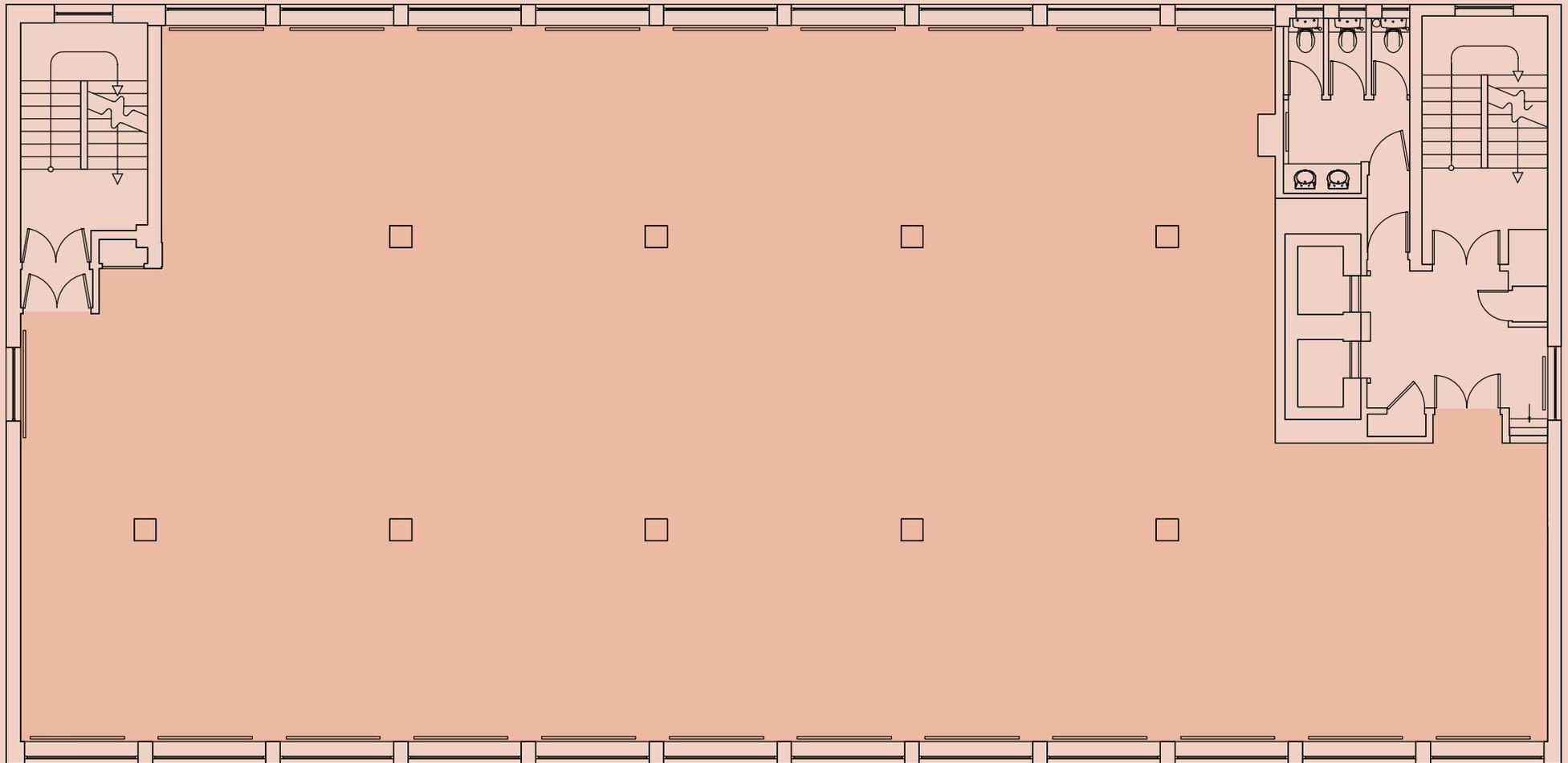
Building

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Third floor
Refurbished CAT A
4,127 sq ft



Stockwell Road

Bellefields Road



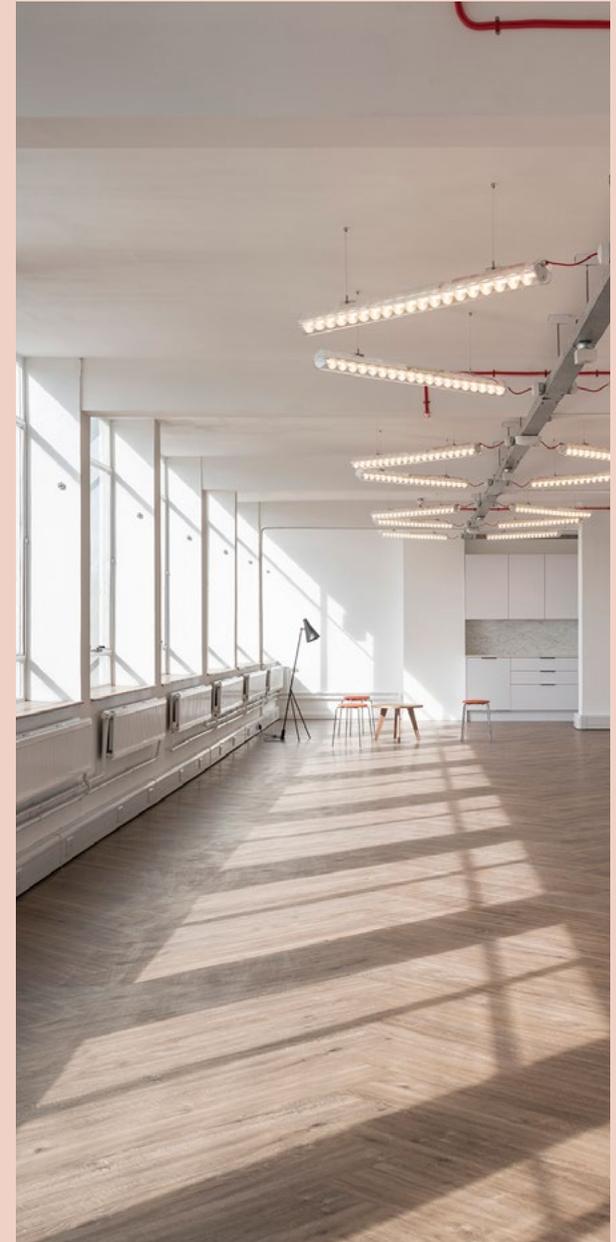
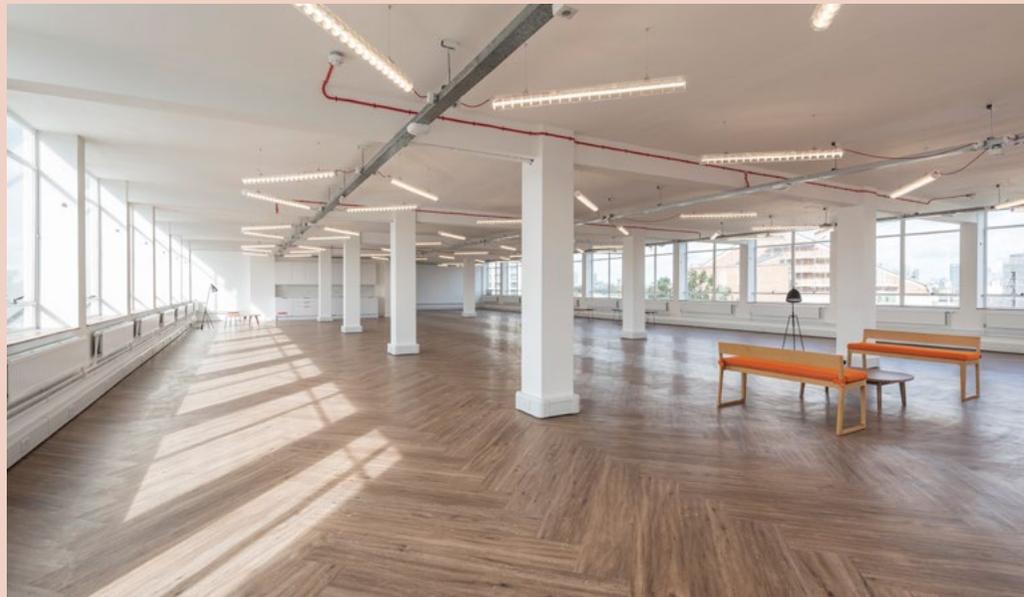
Building

Location

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Third floor



Building

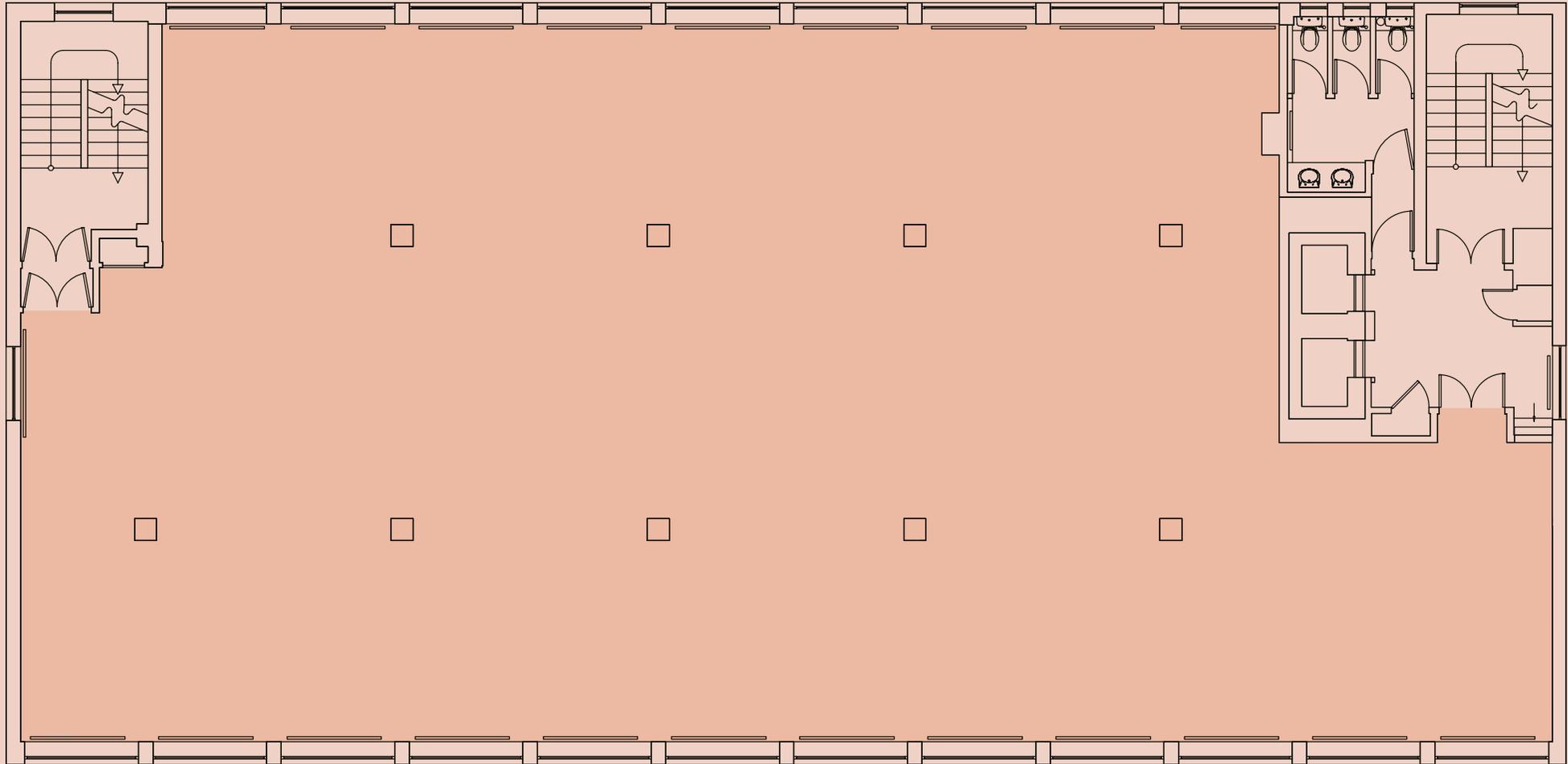
Location

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Fourth floor

4,127 sq ft



Bellefields Road



Stockwell Road

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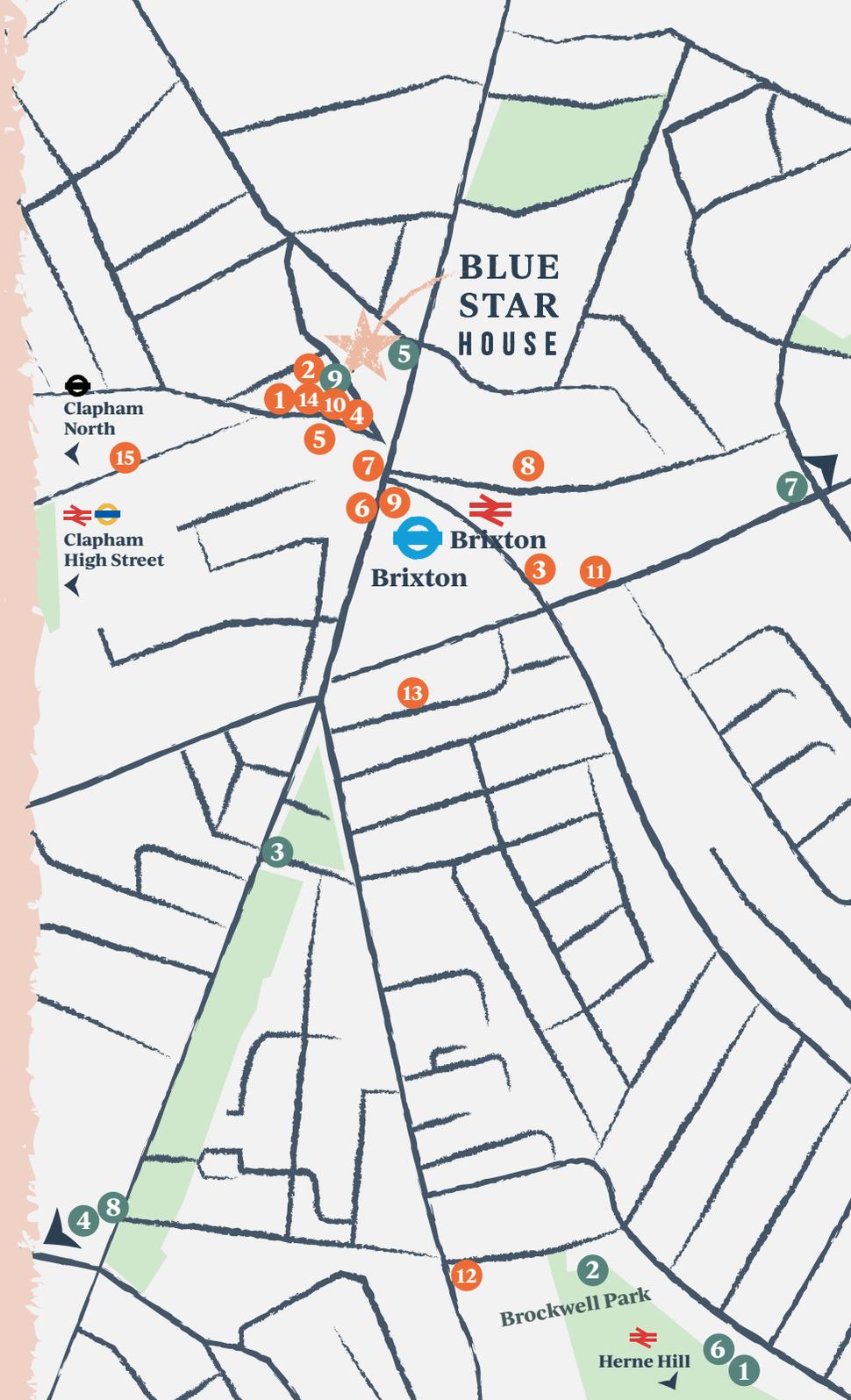
On your doorstep

Food & Drink

1. Assembly Coffee
2. Bellefields
3. Brixton Village and Market Row
4. Canova Hall
5. Cattivo
6. Caffè Nero
7. M&S
8. POP Brixton
9. Sainsbury's Local
10. Sushi Revolution
11. The Laundry
12. Naughty Piglets
13. The Rum Kitchen
14. Upstairs at
The Department Store
15. The Duke of Edinburgh

Fitness / Health and Wellbeing / Entertainment

1. Brockwell Lido
2. Brockwell Park
3. Brixton Orchard
4. Brixton Windmill
5. Fitness First
6. 400 Rabbits
7. Miguel's Boxing Gym
8. Windmill Gardens
9. Brixton Academy



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A fascinating mix of old and new

Brixton Village & Market Row

An awesome amenity in the heart of Brixton with every cuisine imaginable on offer, or equally perfect for a few Friday evening drinks.

Bellefields, Canova Hall & Upstairs at the Department Store

A stone's throw from Blue Star House, Bellefields and Canova Hall are the ideal places to grab a bite by day or cocktails by night. Upstairs is a cool new members club on the top floor serving bespoke cocktails and creative British food.

Electric Avenue

A street of great cultural significance and a shoppers paradise - fresh food, antiques, vinyl, art - it's all available here.

POP Brixton

Head along to this incredible village made of shipping containers showcasing south London's most exciting foodie, drink and retail start-ups.

O2 Academy Brixton

Right on your doorstep, one of London's coolest music venues for intimate sell-out gigs.

The Ritzy Cinema

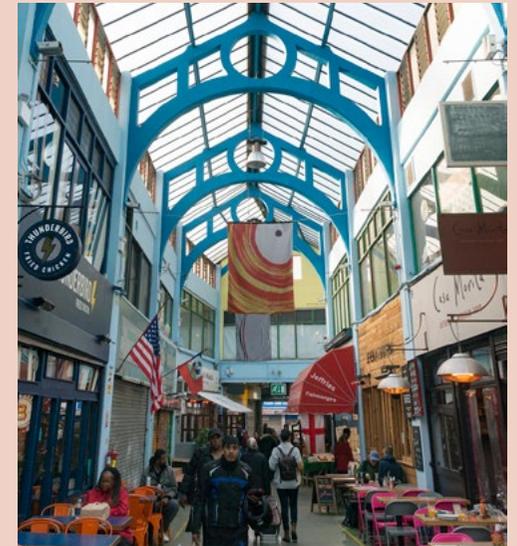
A much-loved Brixton institution for film-lovers, striking the perfect balance between major blockbusters and independent films.

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Above, left to right: The Department Store, Pop Brixton, Brixton Village Market



Above, left to right: Ritzy Cinema, Canova Hall

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Easy connections

Brixton is a travel hub with fast access to central London and beyond. It's under a 3 minute walk from Blue Star House to Brixton station where the Victoria line departs every 2 minutes and reaches Oxford Circus in only 11 minutes. There are also numerous bus routes located on the doorstep of the building.

The cycle culture has always been prominent in Brixton and for those who ride into work there are cycle spaces available in the building.

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Journey times from Brixton station by Underground

		Vauxhall	4 mins
		Victoria	7 mins
		Green Park	9 mins
		Oxford Circus	11 mins
		London Bridge	13 mins
		Euston	14 mins
		Bank	15 mins
		King's Cross	16 mins
		Canary Wharf	24 mins
		Heathrow Airport	46 mins

Journey times from Brixton station by National Rail

		Herne Hill	2 mins
		Victoria	7 mins
		Clapham Junction	18 mins
		Wimbledon	26 mins
		Gatwick Airport	41 mins

Source: tfl.gov.uk



DL / MEMBERS

As a valued tenant of Derwent London, you will automatically enjoy complimentary DL/ Membership status.

DL/ Members have access to an ever-growing package of exclusive benefits. You can use our Lounges, DL/78 in Fitzrovia and DL/28 in Old Street for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate. You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

We believe in strong relationships, and we want to create a positive sense of community among all of us in the Derwent London family. DL/ Membership is us inviting you to be part of it.



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DL/78, 78 Charlotte Street W1



DL / Lounges

Our DL/ Lounges include:

- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to your needs
- Library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- On-site café operated by DL/ Service at DL/78 and DL/28
- Curated events programme
- All connected via the DL/ App

DL/78, 78 Charlotte Street, Fitzrovia W1

DL/28, 28 Featherstone Street, Old Street EC1



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DL/28, 28 Featherstone Street EC1



Agents

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bluestarhousebrixton.co.uk

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