



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. 4,100 sq ft - 8,200 sq ft of bright workspace with an industrial aesthetic is available over the 5th and 7th floors. Both spaces benefit from double aspect with great natural light pouring in through large windows, which also provide show-stopping views towards central London.

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

**A local landmark with
a striking presence**





Key features

Open plan workspace

High-speed fibre enabled

New LED lighting

New flooring

Perimeter trunking

Double aspect providing superb daylight

Stunning views towards central London

Shower facilities

Cycle spaces and car parking available

24 hour access

Staffed reception

Fully fitted and furnished solution available – see page 7



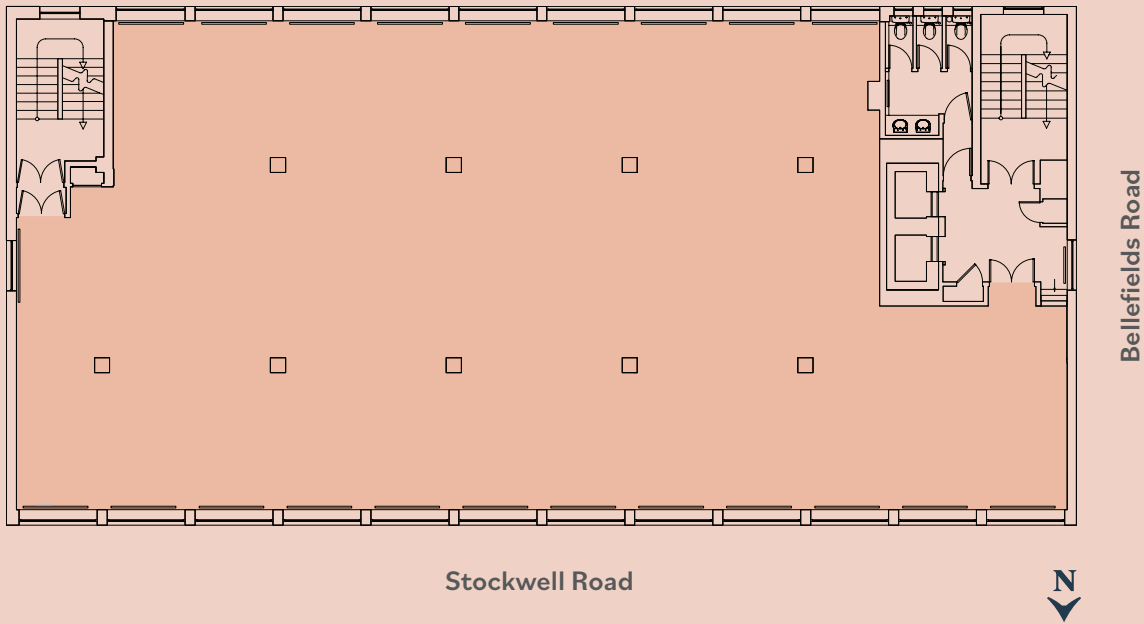
Building

Location

**Derwent
London**

Agents

Typical floor



Schedule of areas

Floor	Sq ft*	Sq m*
5th	4,131	384
7th	4,131	384
Total	8,262	768

*IPMS measurements on request

5th floor - 4,131 sq ft



Fully fitted and furnished solution available



50 desks



Reception



3 private meeting rooms



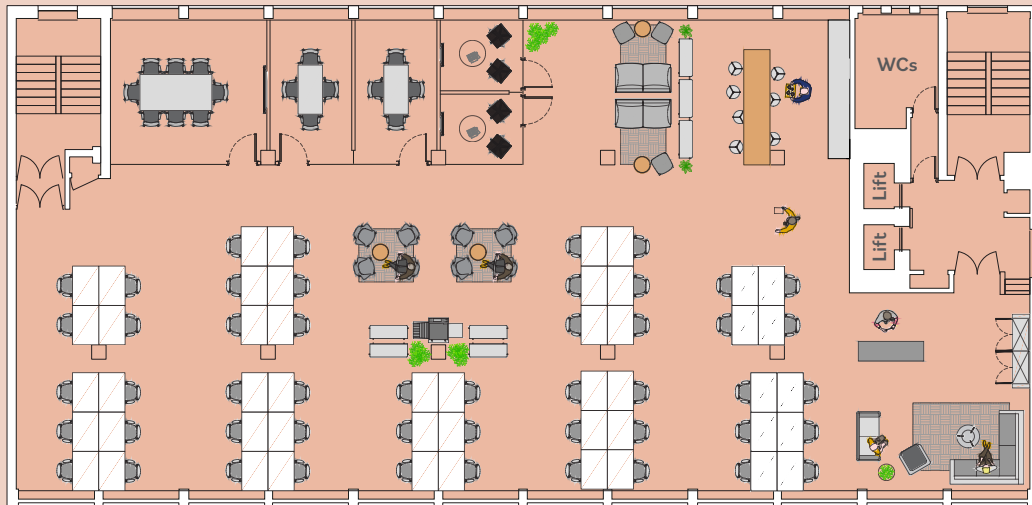
Breakout areas



2 private pods



Kitchen / tea point



Stockwell Road

Bellefields Road



Indicative CGIs

**Stunning views towards
central London**



An area full of character, creativity and community



Building

Location

**Derwent
London**

Agents



A cultural destination steeped in history

Brixton tells a fascinating story of evolution culminating in a vibrant, diverse and exciting culture - a honeypot for attracting dynamic and innovative businesses.

It's an unmissable area filled with creative energy, character and a community that captures and delights its occupiers and visitors. The colourful walkways burst with unparalleled street art, independent cafés and bars, pop up retail stores, music and a huge variety of delicious market food available during the working day.



Building

Location

**Derwent
London**

Agents

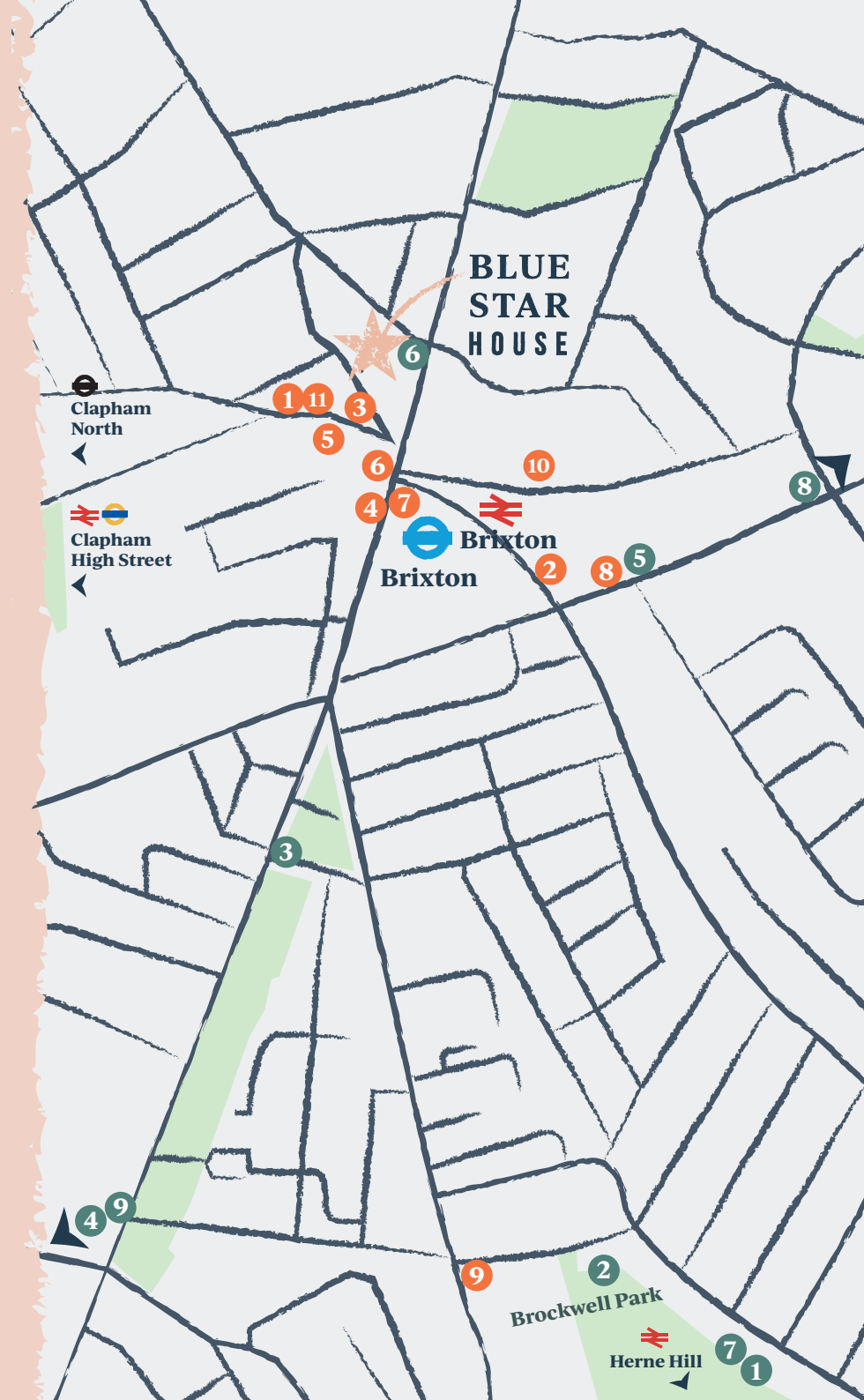
On your doorstep

Food & Drink

1. Assembly Coffee
2. Brixton Village and Market Row
3. Canova Hall
4. Costa Coffee
5. Cattivo
6. M&S
7. Sainsbury's Local
8. The Laundry
9. The Naughty Piglet
10. POP Brixton
11. Upstairs at The Department Store

Fitness / Health and Wellbeing

1. Brockwell Lido
2. Brockwell Park
3. Brixton Orchard
4. Brixton Windmill
5. Fierce Grace Hot Yoga
6. Fitness First
7. Lido Café
8. Miguel's Boxing Gym
9. Windmill Gardens



Building

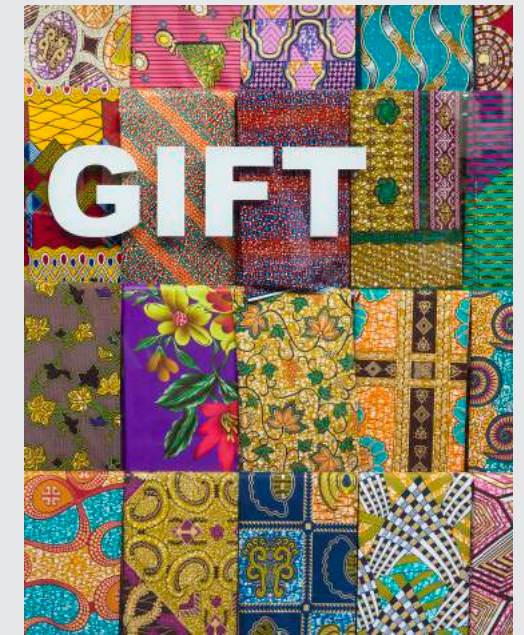
Location

Derwent
London

Agents



LOCAL
ROASTED
COFFEE
AT
BRIXTON
BLEND



Building

Location

Derwent
London

Agents



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.

Canova Hall & Upstairs at The Department Store

A stone's throw from Blue Star House, Canova Hall is the ideal place 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.



Building

Location

Derwent
London

Agents



A fascinating mix of old and new

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.



Building

Location

Derwent
London

Agents



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



Above, left to right: Ritzy Cinema, Canova Hall

Building

Location

Derwent
London

Agents



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.


























Building

Location

Derwent
London

Agents

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



Derwent London

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are committed to making better places and contribute to local communities.

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. We have recently set a target to achieve Net Zero Carbon by 2030.

OUR JOURNEY TO
NET ZERO
2030

Building

Location

**Derwent
London**

Agents





Derwent London buildings

WHITE COLLAR FACTORY



Old Street EC1

Size 291,400 sq ft

Completion 2017

Architects AHMM

Tenants Adobe, AKT II, BGL, Box.com, Capital One, Egress, Runpath, Spark44 and The Office Group

Restaurants Daffodil Mulligan and Passo

TEA



Shoreditch E1

Size 269,000 sq ft

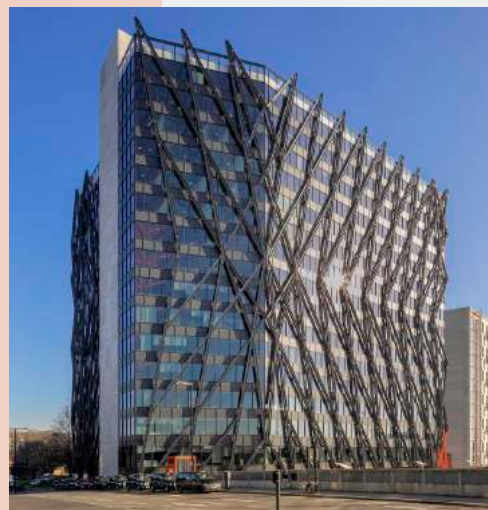
Completion 2003

Architects AHMM

Tenants Albion, Buckley Gray Yeoman, Dentsu Aegis, Method, Monkey Kingdom, Mother Advertising, Shoreditch House, Transferwise and Ustwo

Restaurants BRAT, Lyle's, Pizza East and Smoking Goat

BRUNEL • BUILDING



Paddington W2

Size 243,000 sq ft

Completion 2019

Architects Fletcher Priest

Tenants Alpha FX, Coach, Hellman & Friedman, Paymentsense, Premier League, Sony Pictures Entertainment and Splunk

THE WHITE CHAPEL BUILDING



Whitechapel E1

Size 272,900 sq ft

Completion 2016

Architects Fletcher Priest

Tenants GDS, Perkins+Will, Reddie & Grose, Shipowners' Club, Unruly and Wilmington

Café Whitechapel Grind

Building

Location

Derwent
London

Agents



Agents

Bray Fox Smith London

Rob Skioldebrand

E: robertskioldebrand@brayfoxsmith.com

T: 020 3362 4347

James Doffman

E: jamesdoffman@brayfoxsmith.com

T: 0207 629 5456

Hedge

Andrew Gibson

E: andrew.gibson@hedge-re.co

T: 020 7580 4797

Paul Gold

E: paul.gold@hedge-re.co

T: 020 7580 4797

bluestarhousebrixton.co.uk



@derwentlondon

Misrepresentation Act Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Bray Fox Smith and Hedge. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation July 2020.

Building

Location

Derwent
London

Agents

DERWENT
LONDON