



SE24

HIGGS YARD

**HERNE HILL ROAD
LOUGHBOROUGH JUNCTION
LONDON SE24 0AU**

**10 NEW CREATIVE STUDIO UNITS AVAILABLE
CLASS B1A & B1C**



WELCOME TO HIGGS YARD, SE24

A NEW HOME FOR SOUTH LONDON'S CREATIVES

HIGGS YARD OFFERS A UNIQUE OPPORTUNITY TO SECURE HIGH-QUALITY, FLEXIBLE COMMERCIAL SPACE IN ONE OF SOUTH LONDON'S FASTEST-EMERGING HOTSPOTS.

IDEALLY LOCATED 2-3 MINUTES WALK FROM LOUGHBOROUGH JUNCTION STATION, THESE GROUND-FLOOR UNITS ARE PERFECT FOR CREATIVE BUSINESSES, STUDIOS, WORKSHOPS, AND START-UPS.

DELIVERED IN SHELL CONDITION, THE SPACES ARE READY FOR YOU TO SHAPE TO YOUR BUSINESS NEEDS.

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TO
GROW

LOCATION & TRANSPORT

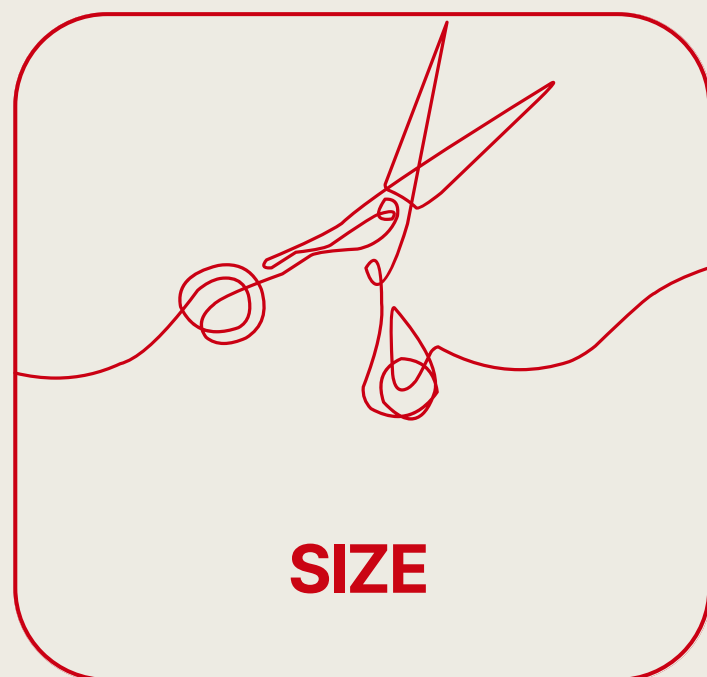
- **DIRECTLY OPPOSITE LOUGHBOROUGH JUNCTION STATION (THAMESLINK) – QUICK ACCESS TO BLACKFRIARS, FARRINGDON, ST PANCRAS, AND BEYOND**
- **SHORT WALK TO BRIXTON (VICTORIA LINE) AND HERNE HILL**
- **WELL-SERVED BY BUS ROUTES: 35, 45, P4**
- **THRIVING LOCAL COMMUNITY AND STRONG COMMUTER FOOTFALL**
- **PART OF AN EXCITING REGENERATION AREA WITH NEW HOMES, CAFÉS, AND AMENITIES**



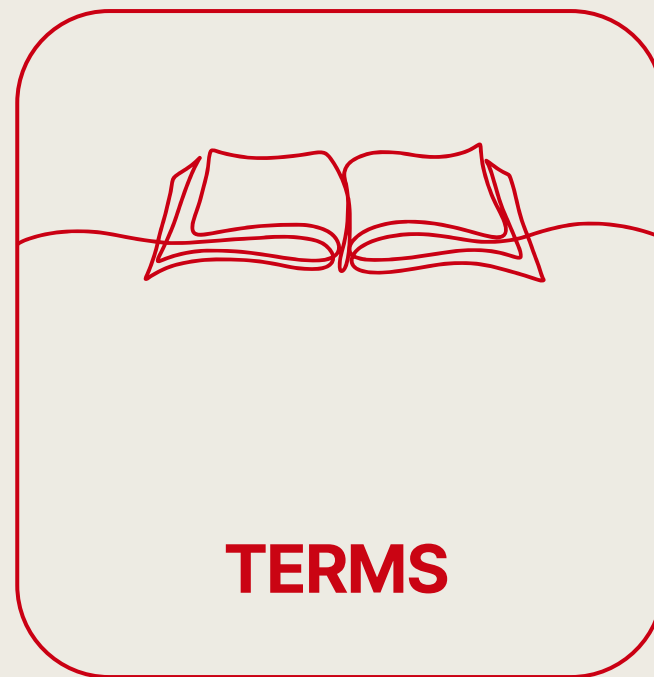
KEY FEATURES



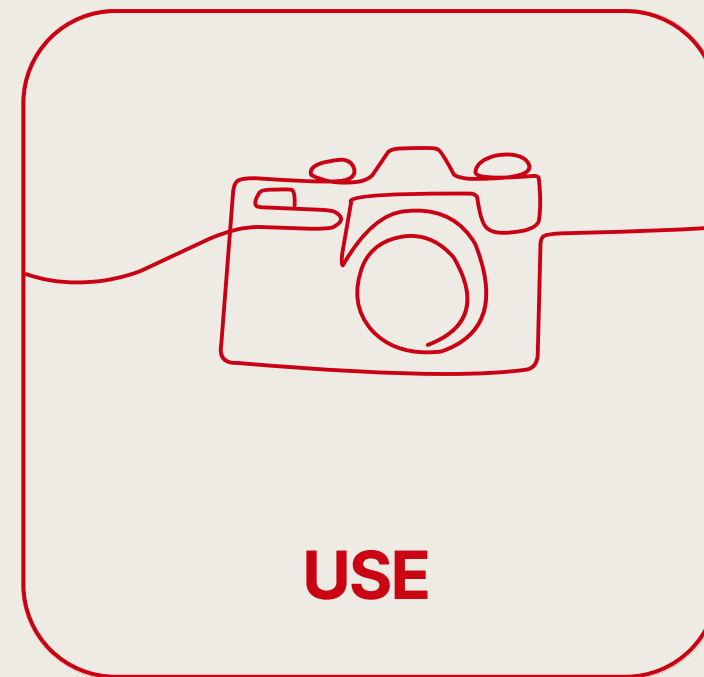
**AFFORDABLE RENT:
£16.50-£25 PER SQ FT,
INCLUSIVE OF SERVICE
CHARGE, VAT IS
APPLICABLE**



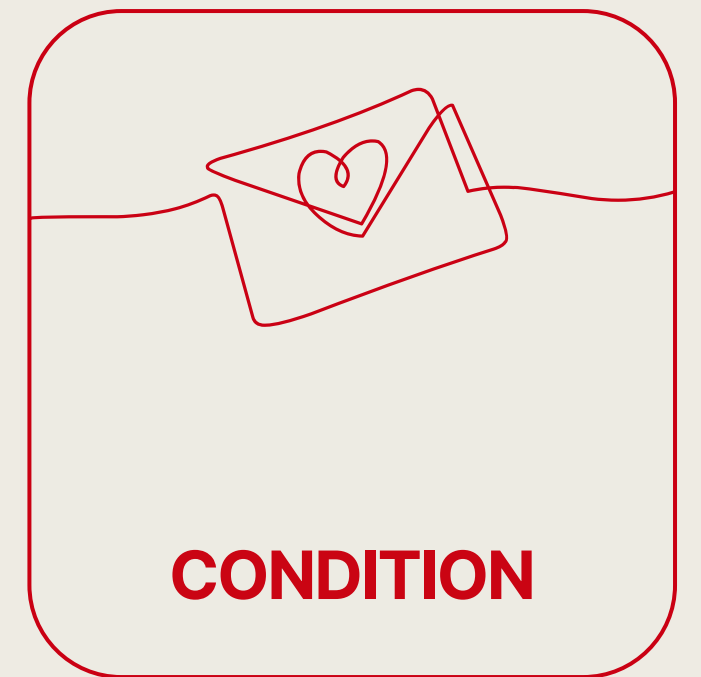
**UNITS FROM 995-4,618
SQ FT**



**FLEXIBLE LEASE TERMS
FROM 2-10 YEARS**



**CLASS B1A & B1C —
SUITABLE FOR OFFICES,
STUDIOS & WORKSHOPS**



**DELIVERED IN SHELL
CONDITION WITH
SCREEDED FLOORS,
FULL-HEIGHT GLAZING
& CAPPED SERVICES**

HIGGS YARD

4 UNITS AVAILABLE TO RENT



HEARN HILL ROAD

6 UNITS AVAILABLE TO RENT



AVAILABILITY & PRICING

ADDRESS	UNIT	FLOOR	SIZE (SQFT)	RENT (INCLUDING SERVICE CHARGE)	£/SQFT	PROPERTY TOUR
HIGGS YARD	UNIT 1	GROUND	1,634	£32,680	£20	VIEW
HIGGS YARD	UNIT 3	GROUND	1,053	£21,060	£20	VIEW
HIGGS YARD	UNIT 5	GROUND	2,005	£40,100	£20	VIEW
HIGGS YARD	UNIT 7	GROUND	2,056	£41,120	£20	VIEW
HERNE HILL ROAD	UNIT 6	GROUND	995	£19,900	£20	VIEW
HERNE HILL ROAD	UNIT 10	GROUND	1,054	£21,080	£20	VIEW
HERNE HILL ROAD	UNIT 14	GROUND	1,091	£21,820	£20	VIEW
HERNE HILL ROAD (MARKETING SUITE)	UNIT 18	GROUND	2,168	£54,200	£25	VIEW
HERNE HILL ROAD	UNIT 5	FIRST	4,618	£76,197	£16.50	COMING SOON
HERNE HILL ROAD	UNIT 6	FIRST	4,301	£70,967	£16.50	COMING SOON

RENTAL PRICES ARE VAT APPLICABLE. EXCLUSIVE OF BUSINESS RATES AND UTILITIES.

VIEW NOW



E-MAIL

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WEBSITE

HENSHALLANDPARTNERS.CO.UK

PHONE

020 7125 0377

ADDRESS

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