



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.**

SPAC  
ETO  
CREA  
TE &  
ROOM  
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**



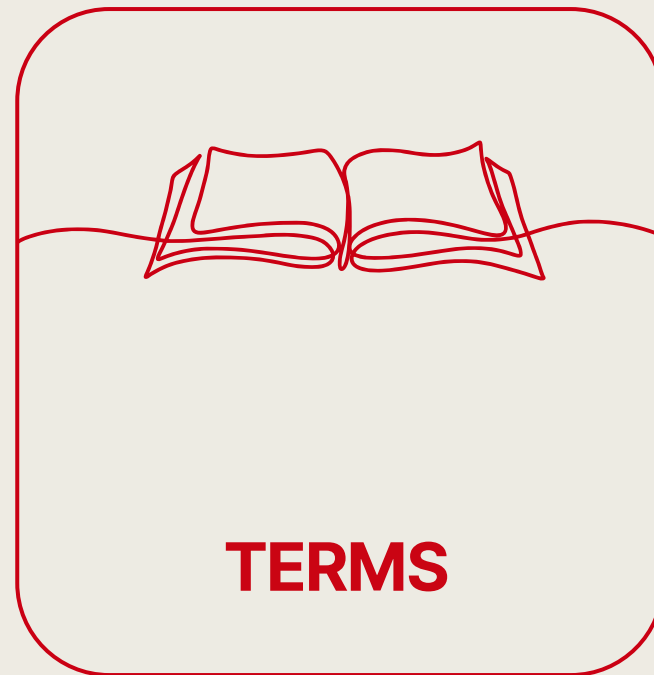
# KEY FEATURES



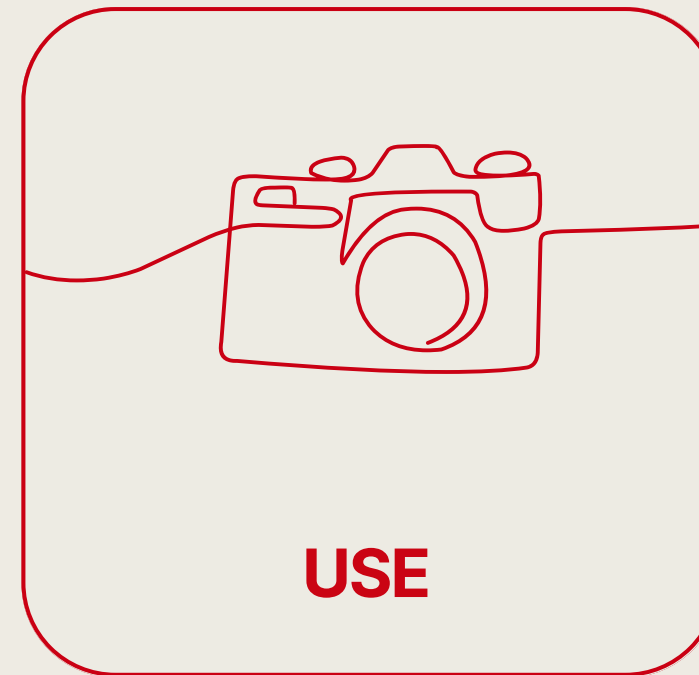
**AFFORDABLE RENT:  
£16.50-£25 PER SQ FT,  
INCLUSIVE OF SERVICE  
CHARGE, VAT IS  
APPLICABLE**



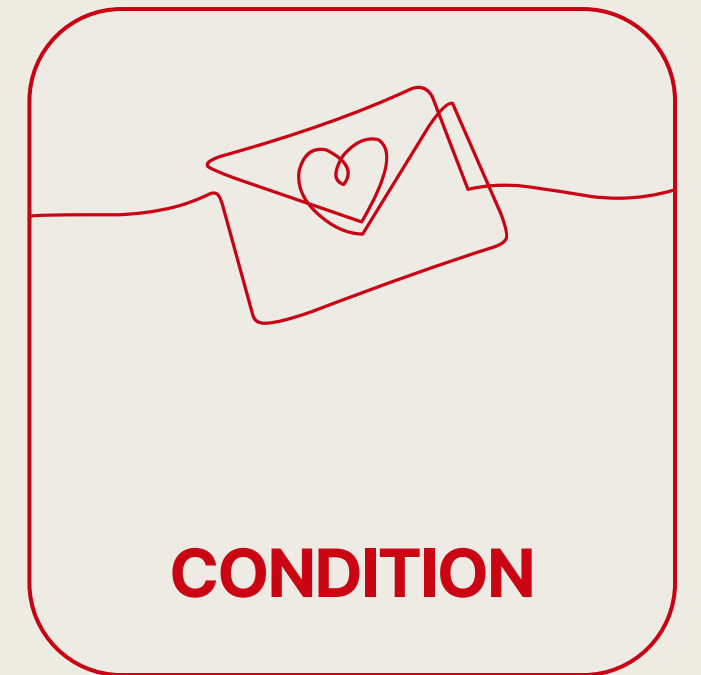
**UNITS FROM 995-4,618  
SQ FT**



**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



# HERNE 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	<a href="#">VIEW</a>
HIGGS YARD	UNIT 3	GROUND	1,053	£21,060	£20	<a href="#">VIEW</a>
HIGGS YARD	UNIT 5	GROUND	2,005	£40,100	£20	<a href="#">VIEW</a>
HIGGS YARD	UNIT 7	GROUND	2,056	£41,120	£20	<a href="#">VIEW</a>
HERNE HILL ROAD	UNIT 6	GROUND	995	£19,900	£20	<a href="#">VIEW</a>
HERNE HILL ROAD	UNIT 10	GROUND	1,054	£21,080	£20	<a href="#">VIEW</a>
HERNE HILL ROAD	UNIT 14	GROUND	1,091	£21,820	£20	<a href="#">VIEW</a>
HERNE HILL ROAD (MARKETING SUITE)	UNIT 18	GROUND	2,168	£54,200	£25	<a href="#">VIEW</a>
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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**HENSHALLANDPARTNERS.CO.UK**

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**020 7125 0377**

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