

HERNE HILL ROAD
LONDON SE24

HIGGS YARD

COMPLETION EARLY 2024

NEXT LEVEL WORKING

A NEW MIXED USE DEVELOPMENT
COMPRISING 35,992 SQ FT OF
OFFICE / INDUSTRIAL SPACE
AND 134 NEW HOMES, SITUATED
WITHIN CLOSE PROXIMITY TO THE
CENTRE OF BRIXTON.

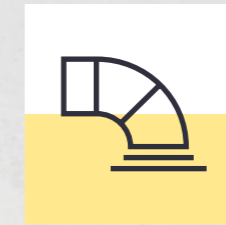
Higgs Yard will provide unique dual
use office / industrial space promoting
productivity and wellbeing alike.

The whole of the first floor can be combined
to provide fully open planned office space.
Units 1-4 (Ground floor) benefit from their
own dedicated entrance.

TOP SPEC



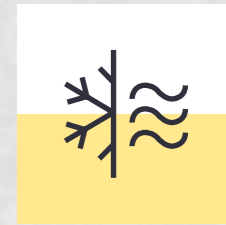
Exterior CGI. For illustration purposes only.



Exposed
services



Openable
windows



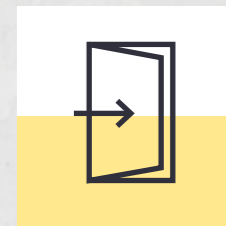
Air
conditioning



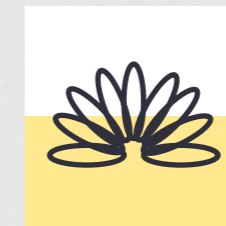
Shell & Core
/ CAT A



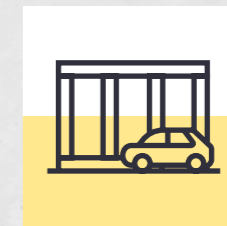
Exposed
concrete
ceiling



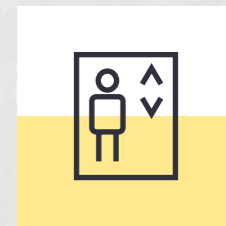
Dedicated
entrances
(Units 1-4)



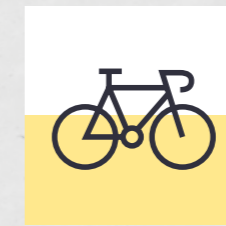
Up to 14 units
with flexibility
to create
larger units



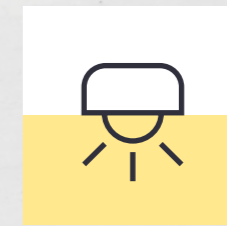
Street
frontage



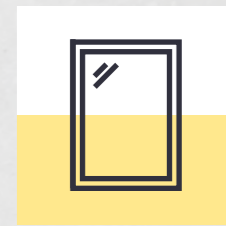
2 Passenger
lifts



Cycle storage
facilities



Security lights
and emergency
lighting



Extensive
floor to ceiling
glazing

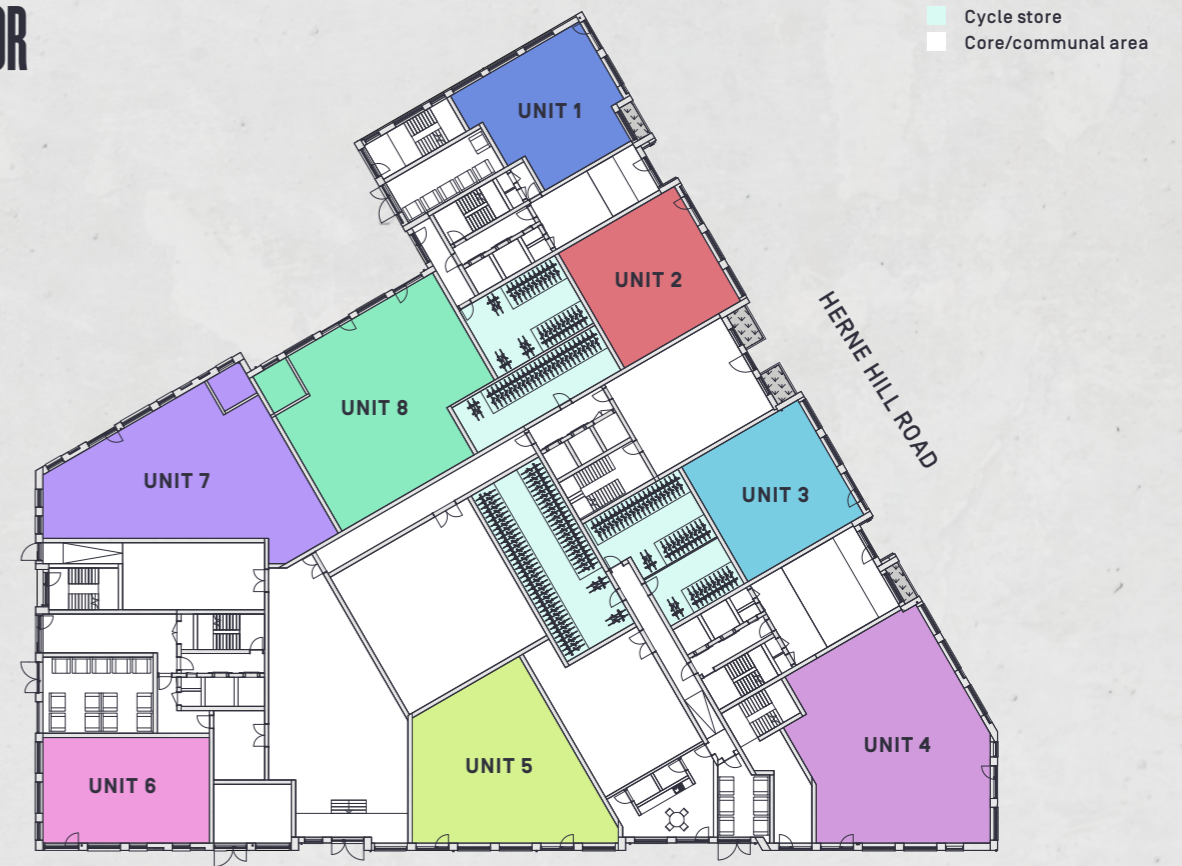
FLEXIBLE SPACE

Higgs Yard features contemporary office space split into 14 studio style office* units, over ground and first floors (the space can also be taken as a whole). All floors feature floor to ceiling glazing and exposed services.

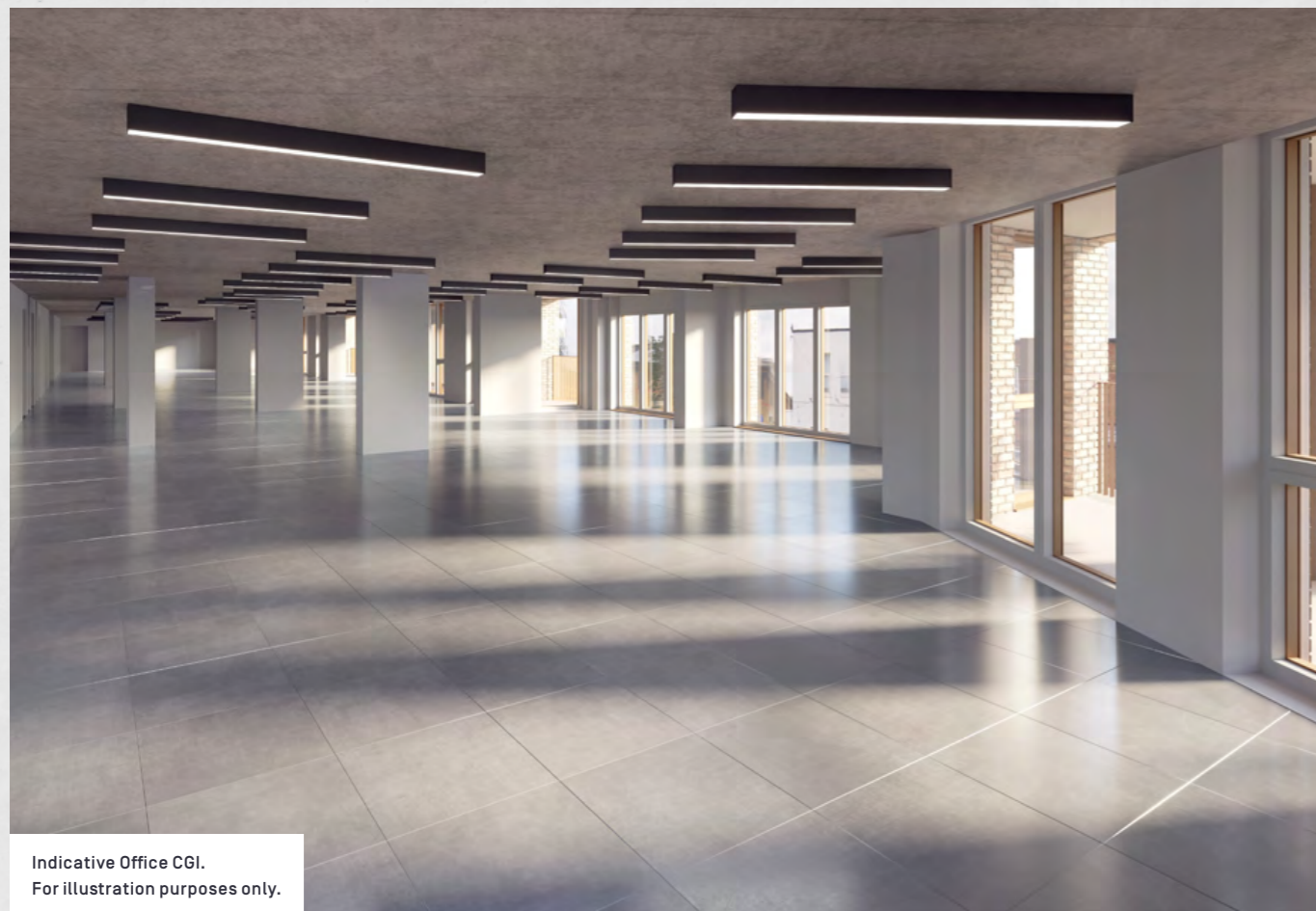
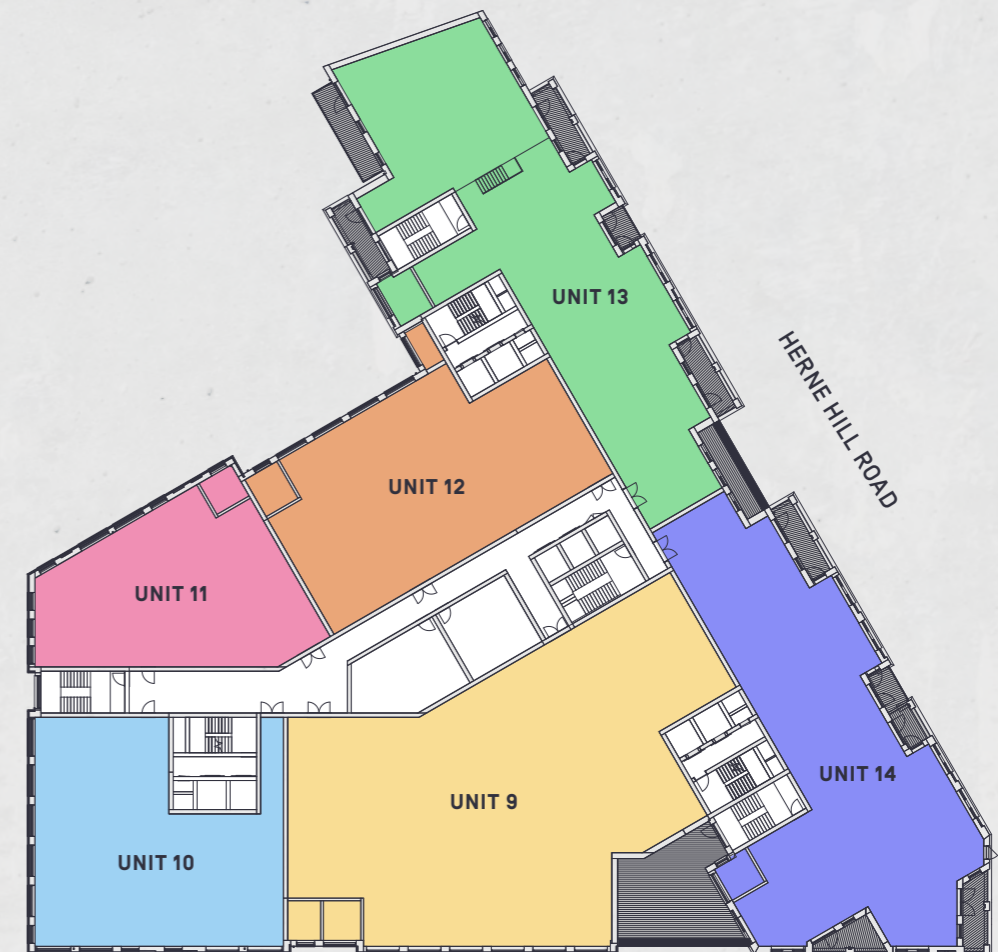
*Alternative uses may be considered subject to planning permission

FLOOR	UNIT	SQ FT	SQ M
Ground	1	995	92.4
Ground	2	1,054	97.9
Ground	3	1,090	101.3
Ground	4	2,167	201.4
Ground	5	1,634	151.8
Ground	6	1,053	97.8
Ground	7	2,005	186.3
Ground	8	2,056	191
SUB TOTAL		12,054	1,119.9
First	9	6,397	594.3
First	10	2,884	267.9
First	11	2,394	222.4
First	12	3,344	310.7
First	13	4,618	429
First	14	4,301	399.6
SUB TOTAL		23,938	2,223.9
TOTAL		35,992	3,343.8

GROUND FLOOR
12,054 SQ FT
1,119.9 SQ M



FIRST FLOOR
23,938 SQ FT
2,223.9 SQ M



Indicative Office CGI.
For illustration purposes only.



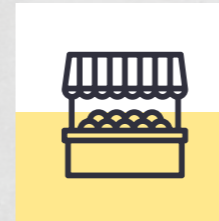
Plans not to scale.
Indicative only.

VIBRANT MIX OF AMENITY

HIGGS YARD SITS IN A GREAT LOCATION – A SHORT WALK FROM THE BUSTLING STREETS OF BRIXTON AND CLOSE TO INDEPENDENT CAFÉS AND BOUTIQUES OF HERNE HILL.

The immediate area benefits from several parks including a velodrome, coffee shops, street markets and independent breweries.

Brixton is just a stone's throw away providing a host of eateries, bars, markets and live music venues.



The area is home to a great variety of markets



Herne Hill Market



The Department Store, Brixton



Blue Turtle Café, Herne Hill



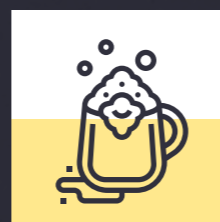
Brewdog, Coldharbour Lane



Brixton Market



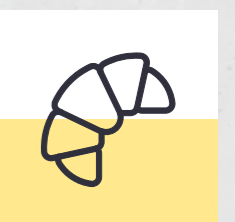
Pop, Brixton



Enjoy a beverage at Pop, one of Brixton's most famous food & drink markets



Parissi, Brixton



The perfect spots to grab a fresh coffee or baked good

THE SURROUNDING AREA HAS NUMEROUS STATIONS NEARBY, PROVIDING LINKS VIA OVERGROUND, MAINLINE RAIL AND UNDERGROUND TRAINS VIA THE VICTORIA LINE.

A SHORT WALK AWAY

02
MINS WALK



Loughborough Junction

14
MINS WALK



Denmark Hill

15
MINS WALK



Brixton

17
MINS WALK



Herne Hill

18
MINS WALK



North Dulwich



Journey times from the building. Source: TfL.

TERMS

Upon application.

VIEWING

Strictly through the sole letting agent.

VINCENT CHEUNG

020 3757 8571
07736 880 310
vc@unionstreetpartners.co.uk

ALEX LEWIS

020 3757 7777
07931 548 073
al@unionstreetpartners.co.uk



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