



**STIRLING
ACKROYD**

TO LET / FOR SALE

**260 Knights Hill,
London, SE27 OQP**

1,400 sq ft

Commercial unit for sale
or rent situated over
ground and lower ground
floors.



Description

Set within a boutique mixed use development offering nine brand new residential units. The office space is arranged over part ground floor and lower ground floor and is to be delivered in shell and core condition therefore offering a blank canvas for anyone looking to put their own stamp on their new office. Arranged largely in the basement floor the space will require some clever design to enhance the limited natural light.

Location

260 Knights Hill is located a short walk from West Norwood Station, with the local convenience of many popular amenities nearby. The site also sits East of Streatham and South of Tulse Hill which offer a number of independent shops, pubs, restaurants and cafes.

Key points

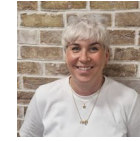
- Lower ground floor 1,000 sq ft
- Ground floor 400 sq ft
- Brand new development
- Shell and core condition
- Situated over ground and basement
- A blank canvas for anyone looking to put their own stamp on
- Close to transport links
- Close to local amenities



Rents, Rates & Charges

Lease	
Rent	£22,500.00 per annum
Price	£350,000.00
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	C (63)

Viewing & Further Information



Lucy Stephens
020 3967 0103
lucys@stirlingackroyd.com



Harry Mann
020 3967 0103
hmann@stirlingackroyd.com

Rachel Kiddie (Deleted)
020 3967 7628
rkiddie@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 07/05/2024