

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.

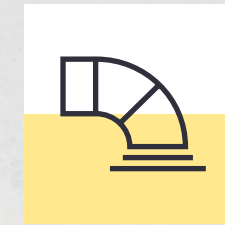
Higgs Yard will provide unique dual  
use office / industrial space promoting  
productivity and wellbeing alike.

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



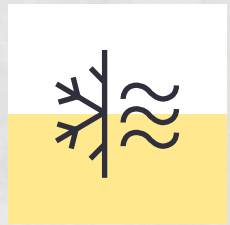
Exterior CGI. For illustration purposes only.



Exposed  
services



Openable  
windows



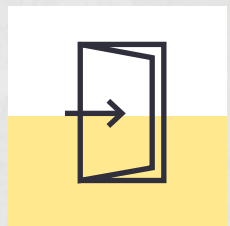
Air  
conditioning



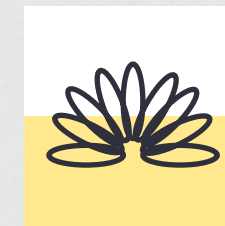
Shell & Core  
/ CAT A



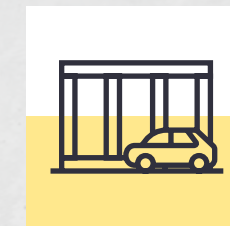
Exposed  
concrete  
ceiling



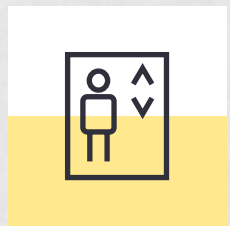
Dedicated  
entrances  
(Units 1-4)



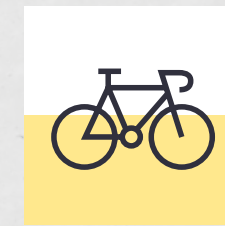
Up to 14 units  
with flexibility  
to create  
larger units



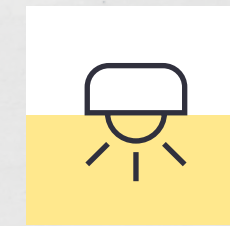
Street  
frontage



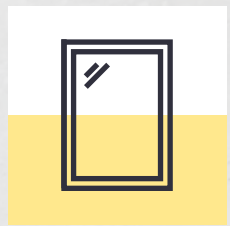
2 Passenger  
lifts



Cycle storage  
facilities



Security lights  
and emergency  
lighting



Extensive  
floor to ceiling  
glazing



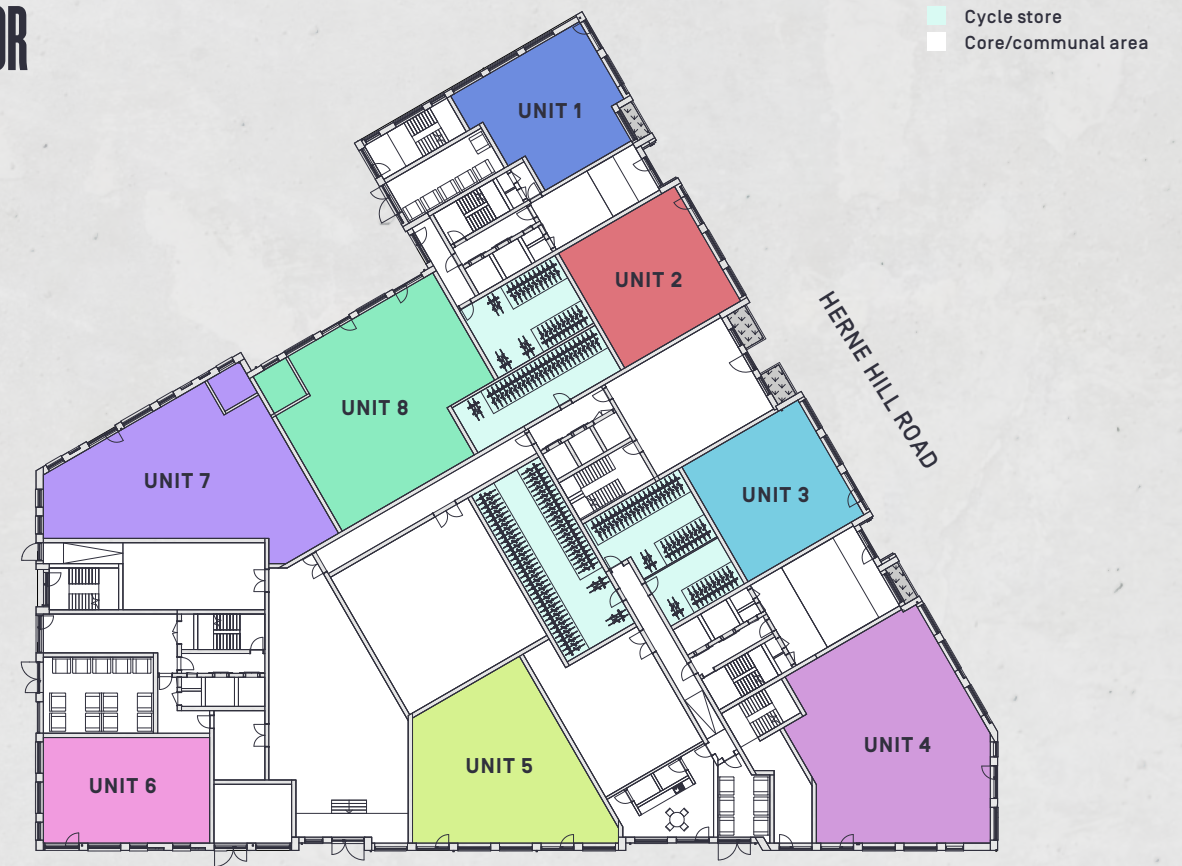
# FLEXIBLE SPACE

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.

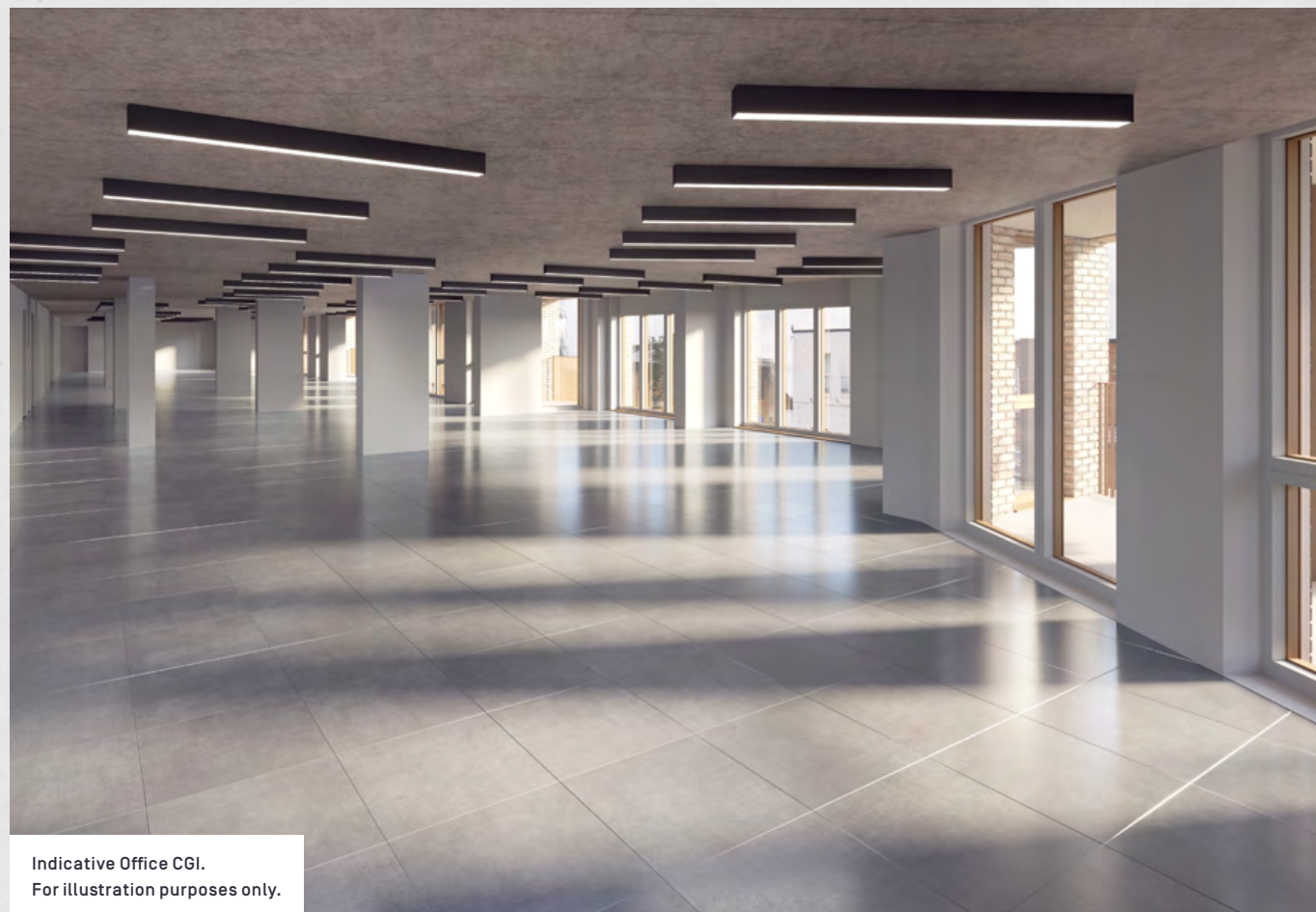
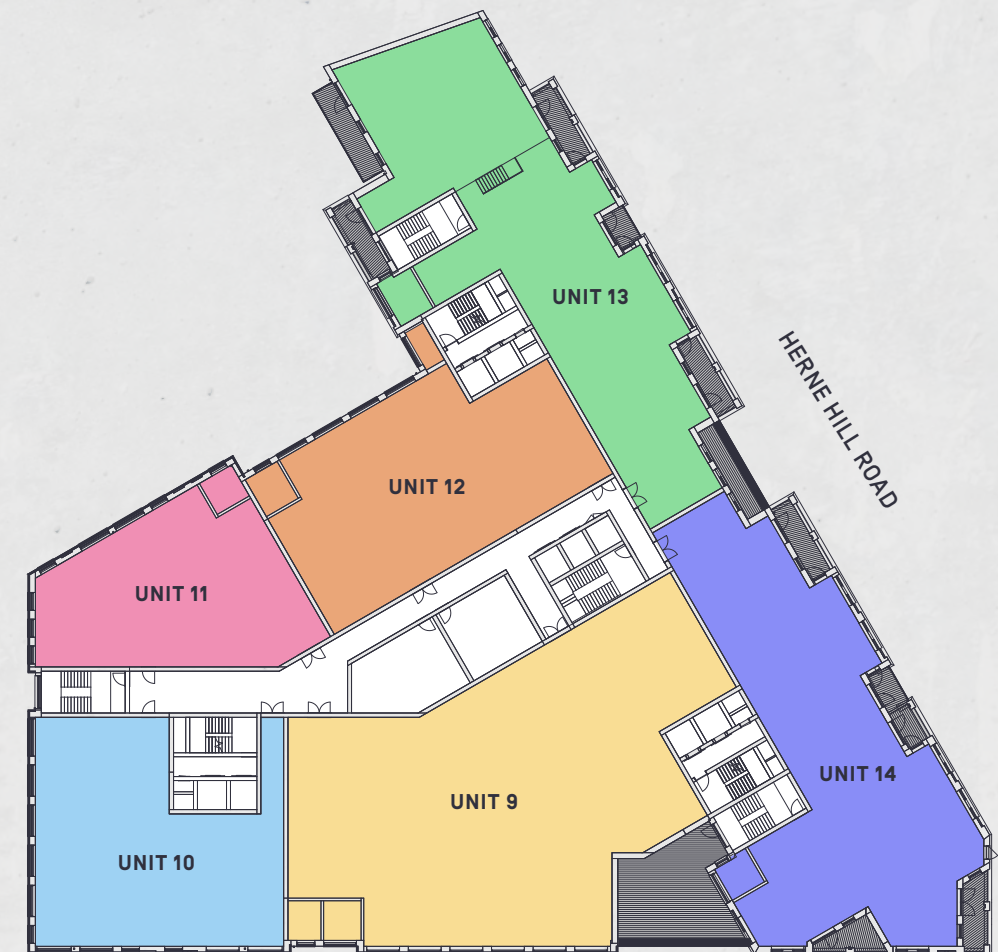
\*Alternative uses may be considered subject to planning permission

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
<b>TOTAL</b>		<b>35,992</b>	<b>3,343.8</b>

**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.

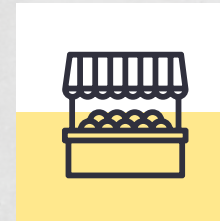


# VIBRANT MIX OF AMENITY

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



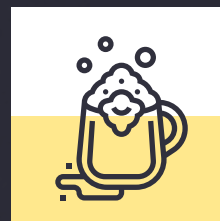
Brewdog, Coldharbour Lane



Brixton Market



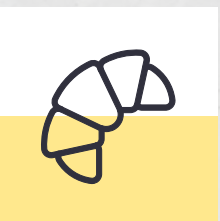
Pop, Brixton



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



Subject to contract. Union Street Partners for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Union Street Partners, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. April 2022.