

# USP.

Higgs Yard, Herne Hill  
Road, London, SE24 0AU

**OFFICES TO RENT**

**995 - 35,992 SQ FT**

HIGGS YARD

[usp.london](http://usp.london)

020 3757 7777



## Accommodation

Floor	Availability	Area (sq ft)
Unit 1	Available	995
Unit 2	Available	1,054
Unit 3	Available	1,090
Unit 4	Available	2,167
Unit 5	Available	1,634
Unit 6	Available	1,053
Unit 7	Available	2,005
Unit 8	Available	2,056
Unit 9	Available	6,397
Unit 10	Available	2,884
Unit 11	Available	2,394
Unit 12	Available	3,344
Unit 13	Available	4,618
Unit 14	Available	4,301
<b>TOTAL</b>		<b>35,992</b>

## Amenities

Raised access flooring

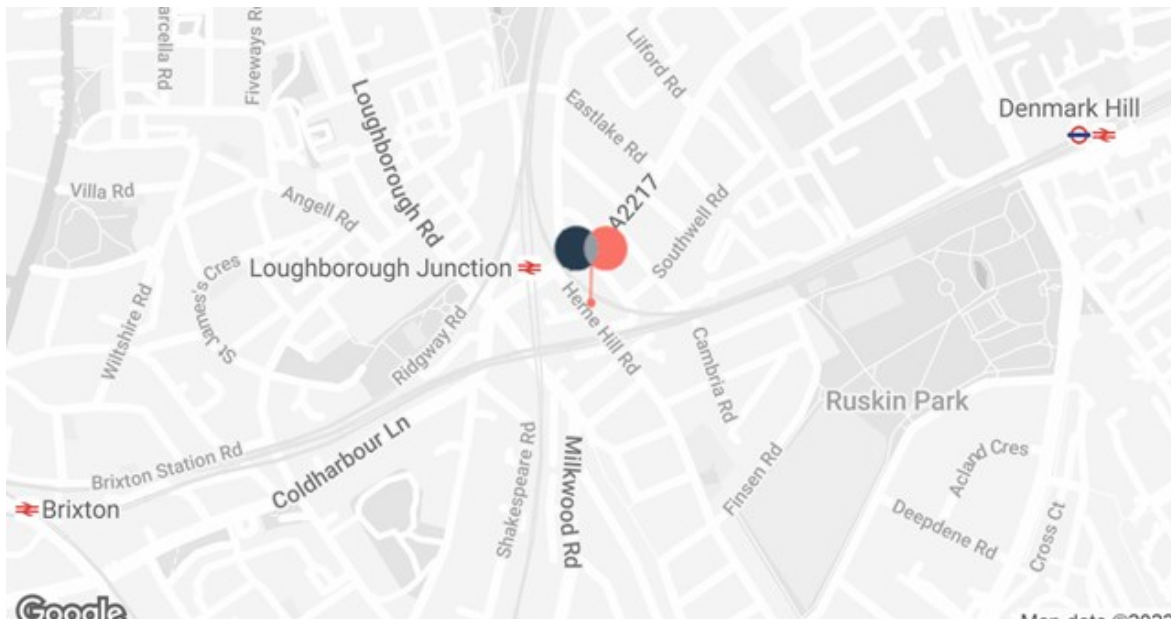
Air conditioning

Lift

Some units self-contained

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## Description

### COMING SOON - 39,527 SQ FT NEW BUILD OFFICES IN £85M MIXED USE DEVELOPMENT

COMING SOON - nearly 40,000 sq ft of new build offices in a new £85m mixed use development by Peabody providing 134 new homes.

The offices can be self-contained and let as a whole or split to provide a variety of individual units.

Conveniently located close to Loughborough Junction railway station on the Thameslink line, Higgs Yard provides good accessibility into Central London.

Expected completion of the scheme is Q4 2024.

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## Further Information

New lease(s) available direct from the landlord.

Rent  
£25.00 psf

Service Charge  
TBC

Rates  
TBC

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