



**STIRLING
ACKROYD**

TO LET / FOR SALE

**260 Knights Hill,
London, SE27 0QP**

1,400 sq ft

Self contained
commercial unit for sale
or rent within boutique
development and
arranged over ground
and lower ground floors.



Description

Set within a boutique mixed use development offering nine brand new residential units. The commercial space is arranged over part ground floor and lower ground floor and is 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
- Arranged over ground and basement
- A blank canvas for anyone looking to put their own stamp on
- Close to transport links
- Close to local amenities





Accommodation

Name	sq ft	sq m	Availability
Lower Ground	1,000	92.90	Available
Ground	400	37.16	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£22,500 per annum
Price	£350,000
Rates	On application
Service Charge	On application
VAT	To be confirmed
EPC	C (63)

Viewing & Further Information



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