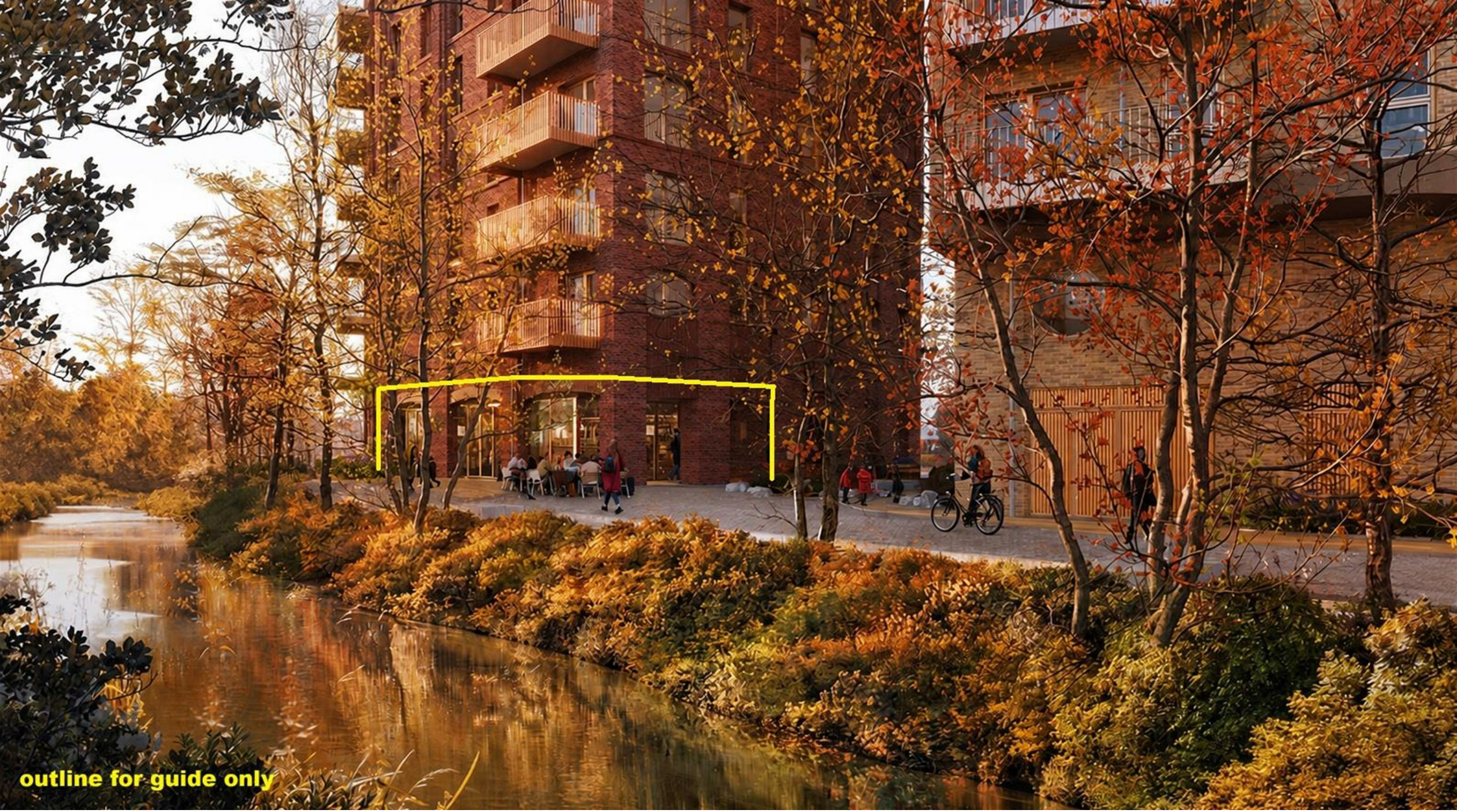


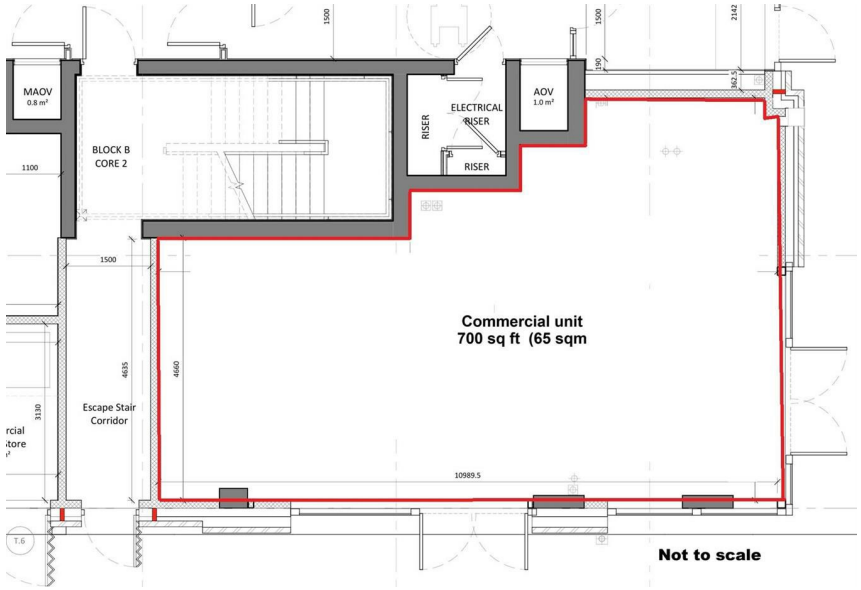
BLOCK B, 42 STATION ROAD, COLLIERS WOOD, LONDON, SW19 2LP

FOR SALE £250,000 Long leasehold
TO LET £20,000 Per Annum

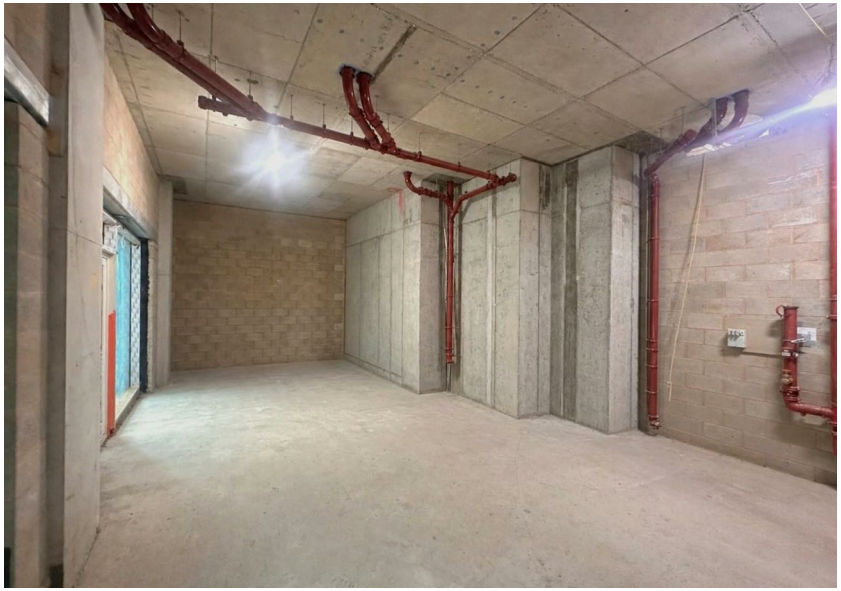
CHRISTOPHER ST. JAMES
Established 1976

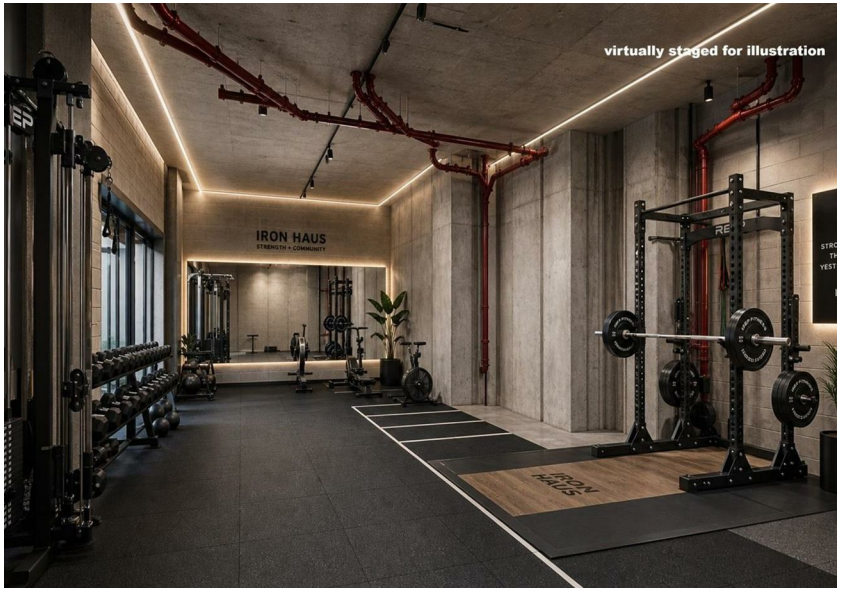
Residential / Commercial / Land & Development

020 8296 1273
www.csj.eu.com
info@csj.eu.com









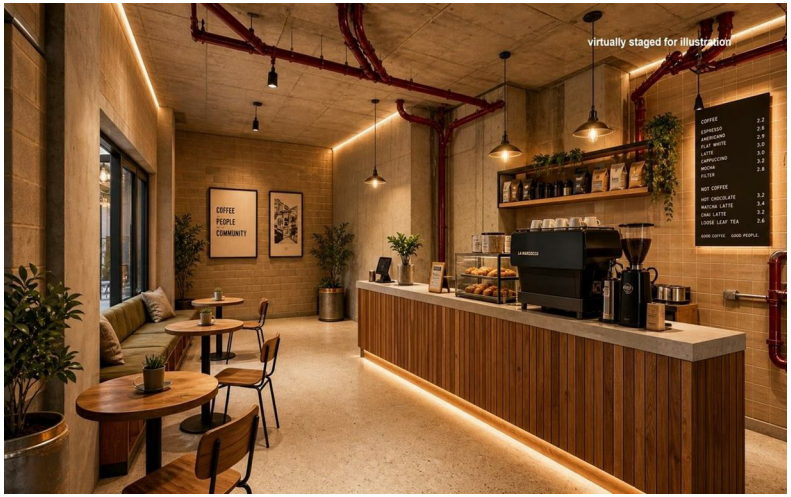
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Christopher St James
61 High Street
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London
SW19 2JF

CHRISTOPHER ST. JAMES
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Residential / Commercial / Land & Development

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Description
A ground floor riverside commercial space available to rent on a new lease with terms by negotiation or purchase a 999 year long leasehold

The property forms part of a brand new development comprising 98 apartments across two buildings and is being offered complete to shell and core finish available for occupation Q2 2026, The unit is suitable for a variety of uses subject to the necessary consents.

Location
Block B, 42 Station Road is a well-connected riverside address in the heart of Colliers Wood, moments from the River Wandle and the town centre amenities.

Transport links
Colliers Wood Underground (Northern line, Zone 3) is around a 7–10 minute walk, with direct trains to places like Tooting Broadway, Clapham, Bank and the West End, making commuting into central London straightforward.

South Wimbledon Underground (Northern line) is roughly a 10–15 minute walk, providing an alternative route and additional services at busy times.

The area is served by several local bus routes along Merton High Street and Christchurch Road, offering links towards Wimbledon, Morden, Tooting and beyond.

For drivers, the A24 provides road connections north towards central London and south towards the A3 and wider motorway network, with on-ward access to Surrey and the M25.

Terms
Rent: Guide rent £20,000 pa - available with a new lease with terms to be agreed by negotiation.

Buy: Guide price £250,000 (999 year lease)

Images
Some images used are computer generated for illustration purposes

Viewings
Access is strictly by appointment only through sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

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