



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

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



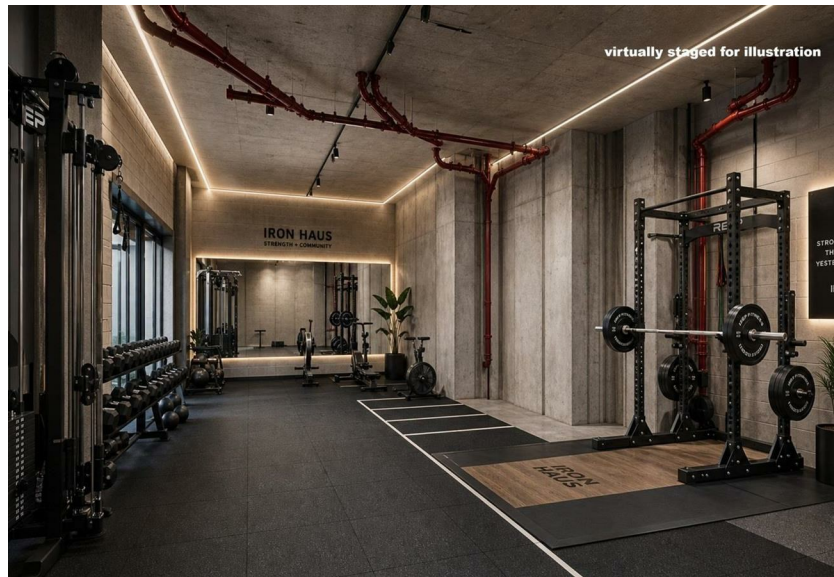
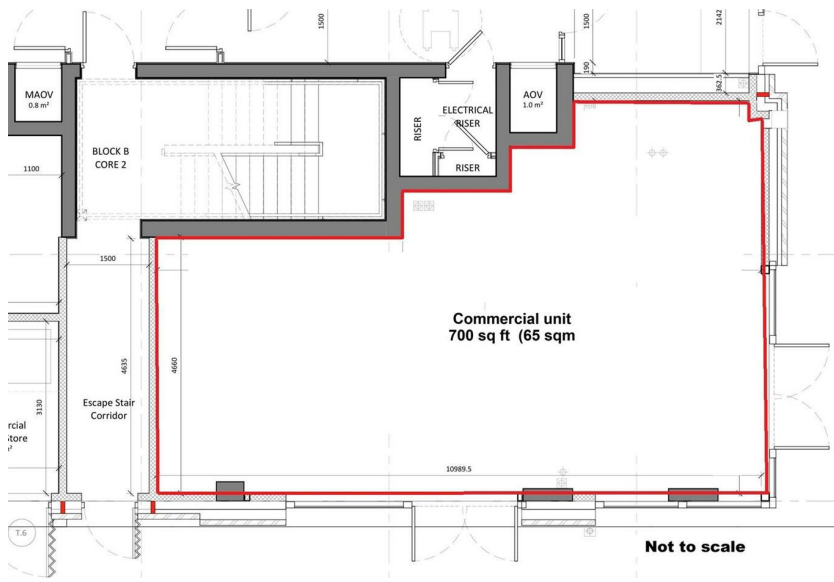
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com



IMAGES ARE COMPUTER GENERATED FOR ILLUSTRATION

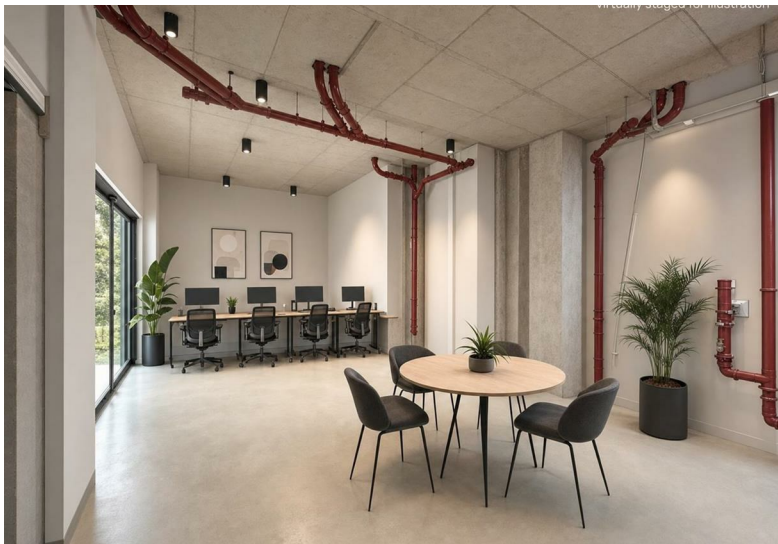
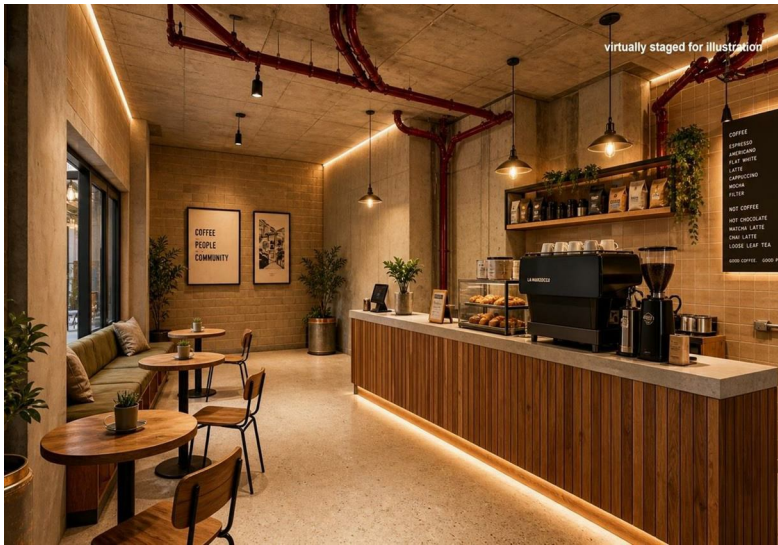
Christopher St James
 61 High Street
 Colliers Wood
 London
 SW19 2JF



CHRISTOPHER ST. JAMES
 Established 1976

Residential / Commercial / Land & Development

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



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

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James

61 High Street
Colliers Wood
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

www.csj.eu.com

info@csj.eu.com