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TO LET

INDUSTRIAL AND WAREHOUSE – 1,245 – 2,490 SQ FT (115.66 – 231.32 SQ M)

Units C1 & C2, Connaught Business Centre, Malham Road, London, SE23 1AH

DESCRIPTION

The premises comprises one mid and one end-of-terrace unit of brickwork construction under a pitched roof, situated on a securely fenced and gated estate.
The unit benefits from an up and over roller shutter loading door and allocated on-site parking. The properties are fully refurbished and available separately or together.

LOCATION

The estate is located in Forest Hill, South-East London, situated just off the A205 South-circular. Forest Hill station, just a 10-minute walk away provides direct links into Central London via London Bridge and South to Croydon via the Overground.

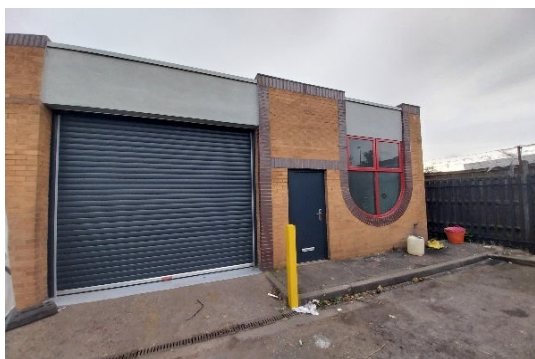
ACCOMMODATION

	SQ FT	SQ M
Unit C1	1,245	115.66
Unit C2	1,245	115.66
TOTAL	2,490	231.32

Approximate gross internal area.

VIDEO LINK

<https://youtu.be/rRqZfPvl2w>



AMENITIES

- Common parts of the estate to be fully refurbished and decorated
- To be fully refurbished
- Available separately or together
- Eaves - 3.79m
- Three phase electricity
- On-site parking
- WC facility
- Secure estate

RENT

Unit C1 £31,125 Per annum
Unit C2 £31,125 Per annum

RATES

Unit C1 rateable value is £15,750 (2023).
Unit C2 rateable value is £16,000 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

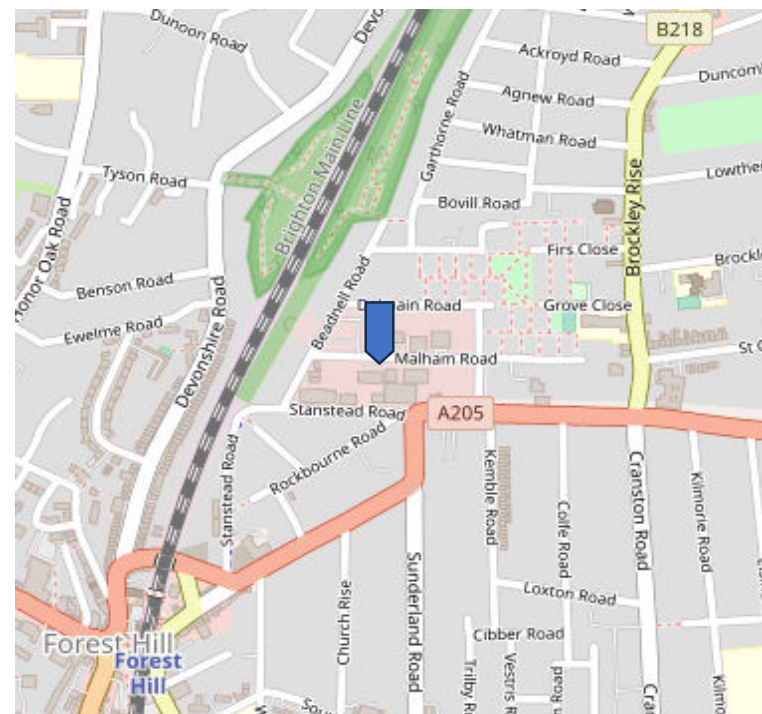
Each party is to be responsible for their own legal fees.

EPC

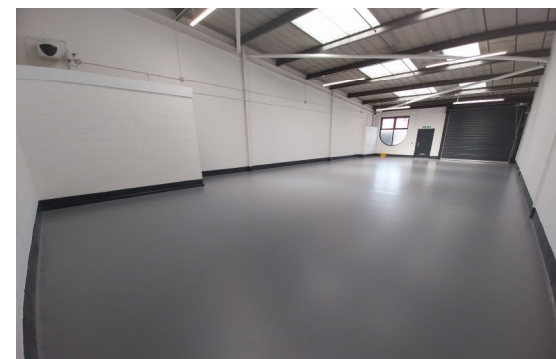
Unit C1 & Unit C2 have EPC ratings of C.



Photos are indicative of a refurbished unit on the estate.



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