

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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TO LET

**INDUSTRIAL AND WAREHOUSE – 1,245 SQ FT (115.66 SQ M)
Unit C2 Connaught Business Centre, Malham Road, London, SE23 1AH**

DESCRIPTION

The premises comprises one mid 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 property is fully refurbished.

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
Total	1,245	115.66

Approximate gross internal area.

VIDEO LINK

<https://youtu.be/BGPacBb-N8M>



AMENITIES

- Common parts of the estate have been extensively refurbished and decorated
- Fully refurbished
- Eaves - 3.79m
- Three phase electricity
- On-site parking
- WC facility
- Secure estate

RENT

Rent of £31,125 per annum.

RATES

The rateable value is £16,000 (2023).

VAT

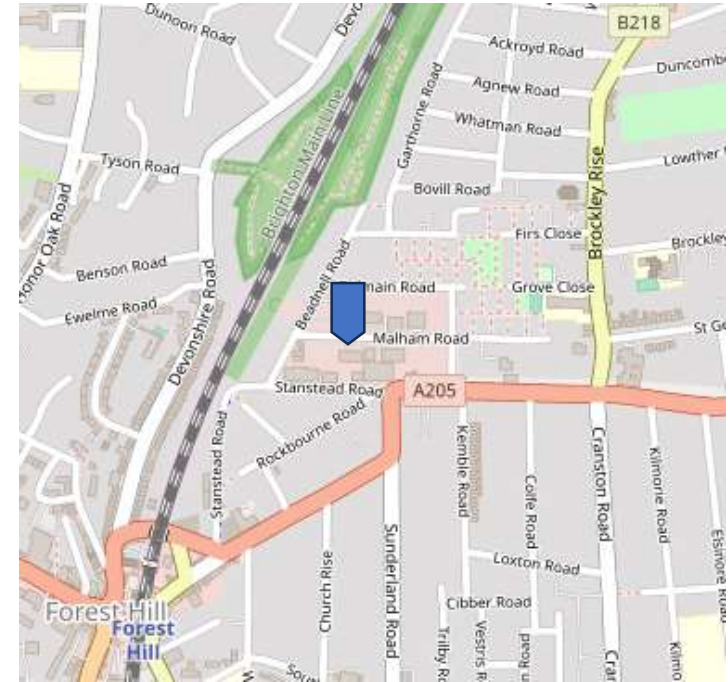
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

Unit C2 has an EPC rating of B.



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Photos are indicative of a refurbished unit on the estate.

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