

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

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,245 SQ FT (115.66 SQ M)**  
**Unit C4 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
- On-site parking
- WC facility
- Secure estate

**RENT**

Rent of £31,125 per annum.

**RATES**

The rateable value is £16,000 (2023).

**VAT**

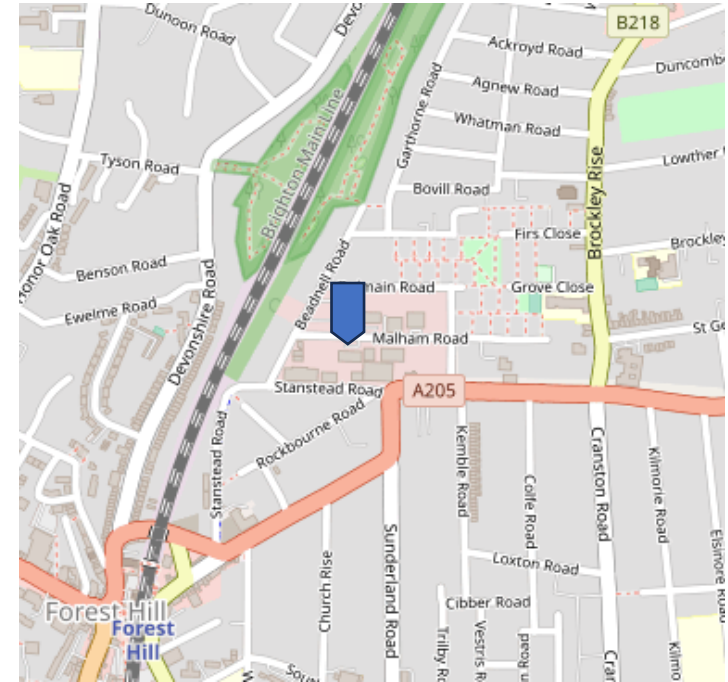
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

Unit C4 has an EPC rating of B.



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Photos are indicative of a refurbished unit on the estate.

**VIEWINGS – 020 8662 2700**

Alex Bond t: 07738 890302  
 Charlie Mckechnie t: 07961 809344

e: abond@shw.co.uk  
 e: cmckechnie@shw.co.uk

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