



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



Units 1-2 Dulwich Business Centre Malham Road, London SE23 1AH

**INDUSTRIAL UNITS WITH YARD SPACE
FOR LEASE (2,150-5,150 SQFT)**

Summary

- **Property:** Two self-contained industrial / commercial units with front yard space & parking
- **Sizes:** Unit 1 - 2,150 sqft & Unit 2 - 3,000 sqft, available individually or as a single let
- **Use:** Class E - Commercial, Business & Services
- **Situation:** Properties are currently let by a CrossFit gym and banqueting company respectively, who will both be vacating
- **Terms:** We are guiding £18psf, with units available individually or together on a new FRI lease direct with the landlord

Features

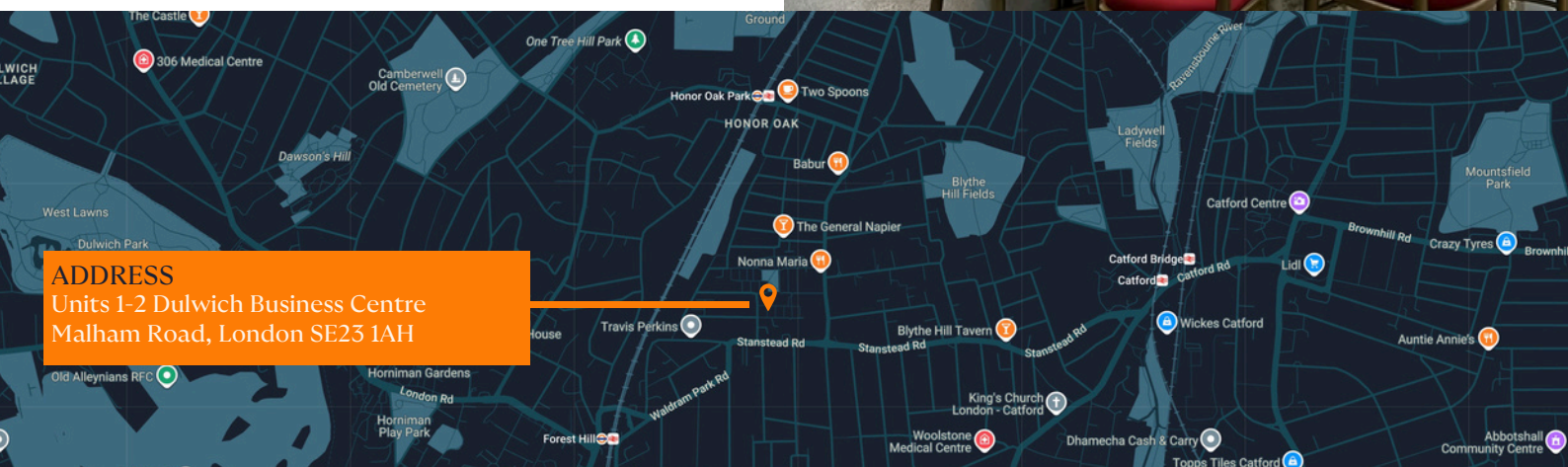
- **Layout:** Each unit comprises open-plan accommodation which is double height at ground level
- **Access:** Properties benefit from secure, gated access, shared between both units
- **Parking:** Both units benefit from their own staff/customer parking to the front of each building
- **Situation:** Properties are currently let by a CrossFit gym and banqueting company, both of whom will be vacating.
- **Suitors:** Likely to appeal to a range of occupiers, including storage and distribution, fitness and gym operators, and trade businesses.

Location

The subject properties are situated on **Malham Road**, just off the **South Circular (A205)**, providing excellent connectivity to both the City and the West End.

Malham Road forms part of an **established trading estate**, home to a diverse mix of occupiers including dark kitchens, garages and builders' merchants, benefitting from strong transport links and close proximity to a densely populated residential catchment.

The units are located 0.6 miles from **Forest Hill station (National Rail and London Overground)**, offering direct services to **London Bridge (19 mins)**.



Business Rates

The current annual rates payable to Lewisham Council are estimated as follows: Unit 1 – £11,599 per annum and Unit 2 – £13,636 per annum.

EPC & Floor Plans

Both are available on request.

Viewings

For access contact either **Henshall and Partners** or **Harston & Co** who are appointed as joint agents.


Terms

- Unit 1 (2,150 sqft) – £38,700 per annum (£18 psf) + VAT.
- Unit 2 (3,000 sqft) – £54,000 per annum (£18 psf) + VAT.
- Units 1-2 (5,150 sq ft) – £92,700 per annum (£18 psf) + VAT.



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