

5 Southbrook Mews, Southbrook Road, Lee, London SE12 8LG
Attractive self-contained business unit fully refurbished throughout



- Period two storey commercial unit to let
- Approx. 928sq ft GIA in all
- Flexible E-class use
- Ground floor storage/workshop/distribution
- First floor office/studio space
- Fully refurbished throughout with air conditioning
- Convenient location close to Lee Station
- To Let - £22,000pax

020 3633 3733

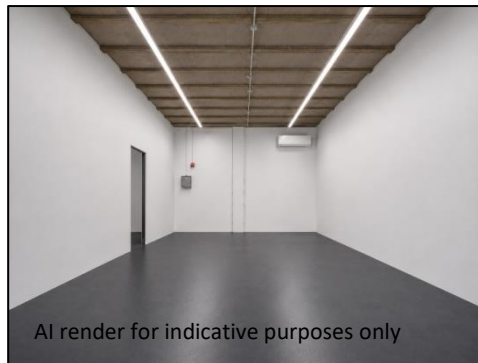
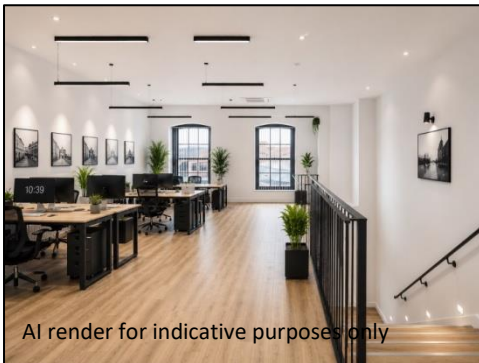
info@attwood.realestate

Attractive period business unit forming part of a small multi-let estate close to Lee Station.

Arranged over two floors the property comprises an open plan storage or workshop area across the ground floor accessed via a roller shutter; finished with a painted concrete floor and air conditioning. The first floor is also open plan and benefits from double glazed windows, painted exposed brick walls, new laminate flooring and air conditioning. Further benefits include a tea point, WC and allocated parking for two vehicles. The property extends to approx. 928sqft (86.2sqm) GIA in all.

With flexible E-class use, the property will suit a wide variety of local and regional businesses.

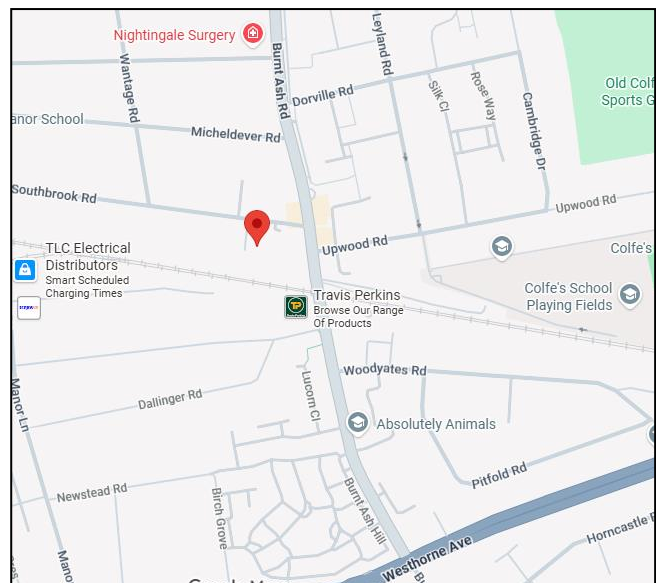
Refurbishment works will be completed by October 2026 following which a new lease is available on flexible terms.



Southbrook Mews is conveniently located just off the A2212 Burnt Ash Road close to Lee Station. The immediate vicinity offers a choice of independent cafes, restaurants and shops along with a Fullers pub and Co-Op convenience store.

Lee Station is within a few hundred yards and provides Southeastern services to London Bridge in as little as 16 minutes. The SL4 bus links Grove Park to Canary Wharf via Lee & Blackheath, whilst the 261 & 273 routes also stop nearby providing services to Bromley, Lewisham, Chislehurst & Petts Wood.

Lewisham's busy town centre is less than 1.5 miles to the North West, whilst Blackheath is approx. 1 mile to the North.



Energy Performance

The CEPC for is available via the following link. The property sits in band E, albeit the energy assessment was undertaken prior to the recent refurbishment works.

[5 Southbrook Mews EPC](#)

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Business Rates

The rateable value for the subject property is £13,750 from 1st April 2026 and the multiplier for small businesses 43.2p per pound. The rates payable are therefore £5,940pa. Interested parties should check if they qualify for any form of rates relief or reduction.

Service Charge

Please note that a small service charge is payable at Southbrook Mews as a contribution towards buildings insurance and the maintenance of the wider site. The rate payable for Unit 5 for the current year is £484.18.

Terms

A new lease is available on flexible terms at a quoting rent of £22,000pax. Please note that VAT is payable on the rent at the prevailing rate.

Viewings

Keys are held and viewings can be arranged at short notice.

Call: 020 3633 3733

Email: info@attwood.realestate

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