

# USP.

Dulwich Business Centre,  
Malham Road, London,  
SE23 1AG

**Industrial Units To Let**

**2,150 - 5,150 SQ FT GIA**

Available Now

[usp.london](http://usp.london)

020 3757 7777



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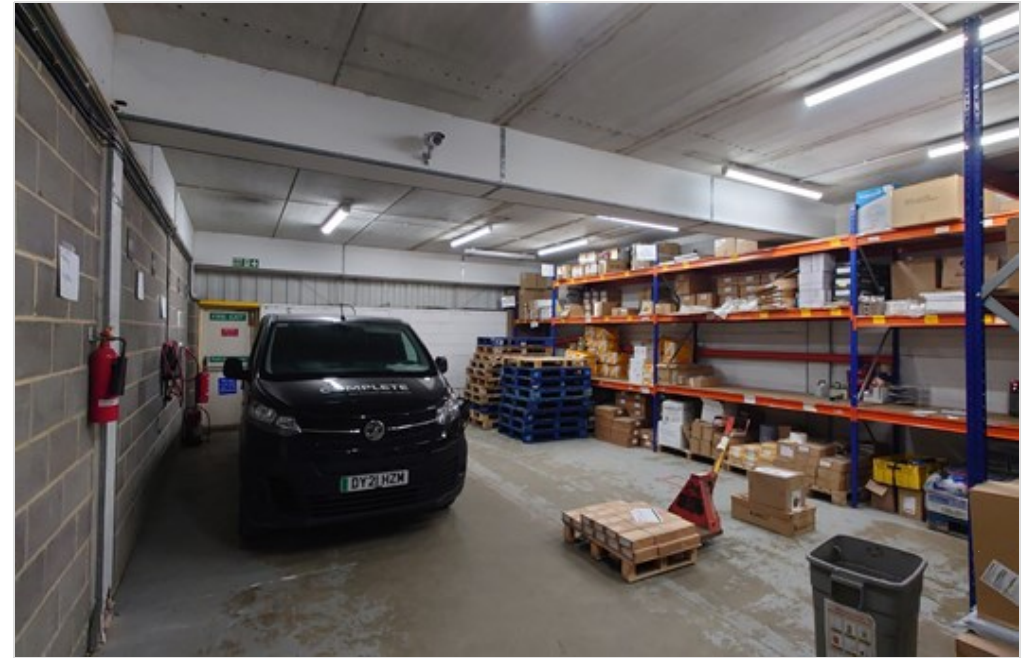
## Accomodation

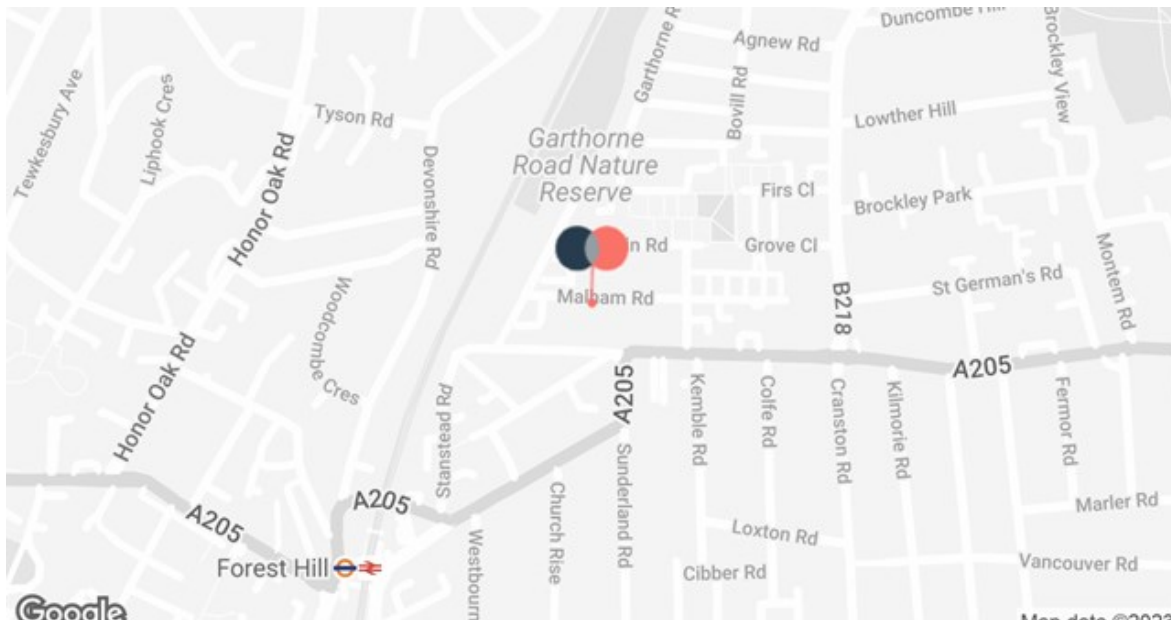
Floor	Availability	Area (sq ft)
Unit 1	Available	2,150
Unit 2	Available	3,000
<b>TOTAL</b>		<b>5,150</b>

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## Amenities

- |   |                                   |
|---|-----------------------------------|
| - Can be taken together or separately     | - Concertina roller shutters      |
| - Demised car parking                     | - 3 phase power                   |
| - Male & female WCs                       | - Separate personnel entrance     |
| - 24 hour access                          | - Secure shared yard              |
| - Ancillary office space                  | - Established industrial location |
| - Well connected close to arterial routes |                                   |





## Description

### Warehouse units available either together or separately

Unit 1 & 2 Dulwich Business Centre form part of a 5-unit estate, situated in an established industrial location.

The properties are warehouses of steel portal frame construction with low brick elevations, profile metal cladding and pitched metal clad roofs. The main warehouse floors are of concrete construction.

Dulwich Business Centre is located on Malham Road, which has easy access on to the South Circular (A205) an arterial route providing access to east and west London.

Forest Hill is located a 10 minute walk away, providing excellent access into central London.

Dulwich Business Centre, Malham  
Road, London, SE23 1AG

## Further Information

A new lease(s) is available direct from the landlord.

Rent  
FROM £38,700

Service Charge  
TBC

Rates  
Est. £5 psf

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