



**MAKING
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SHW.CO.UK

TO LET

INDUSTRIAL AND WAREHOUSE – 1,245 – 2,490 SQ FT (115.66 – 231.32 SQ M)
C4/C5 Connaught Business Centre, Malham Road, London, SE23 1AH

DESCRIPTION

The premises comprises one mid and one end-of-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 properties are fully refurbished and available seperately or together.

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
Unit C4	1,245	115.66
Unit C5	1,245	115.66
Total	2,490	231.32

Approximate gross internal area.

VIDEO LINK

<https://youtu.be/rRqZfPvI2w>



AMENITIES

- Fully refurbished
- Available seperately or together
- Eaves - 3.79m
- Three phase electricity
- On-site parking
- WC facility
- Secure estate

RENT

Unit C4 £31,125 per annum.
Unit C5 £31,125 per annum.

RATES

Unit C4 rateable value is £15,000 (2023).
Unit C5 rateable Value is £16,750 (2023).

VAT

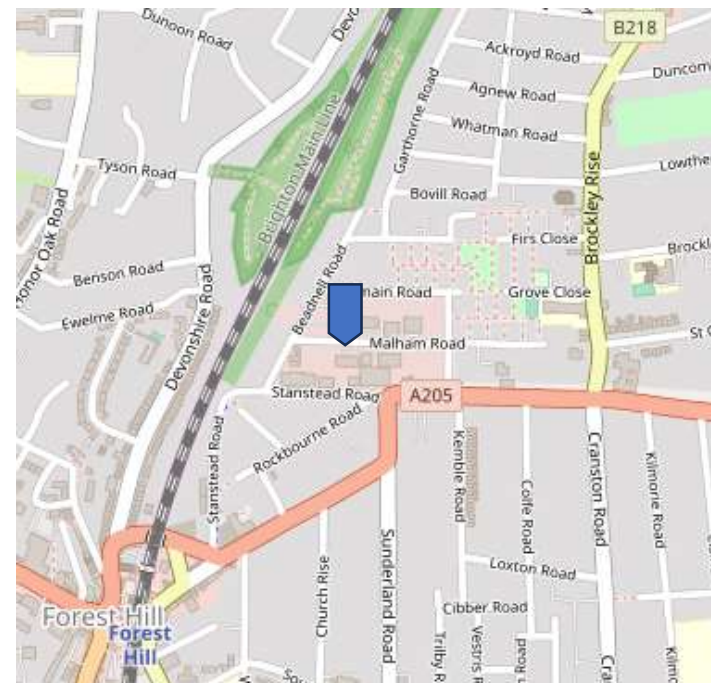
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

Unit C4 has an EPC rating of E (to be re-evaluated post refurbishment).
Unit C5 has an EPC rating of D.



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