



# HENSHALL & PARTNERS

REAL ESTATE ADVISORS



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

INDUSTRIAL UNITS AVAILABLE  
IN FOREST HILL

(2,150-5,150SQFT)



**Industrial**

# Summary

- Two self-contained **industrial units** available **to rent**
- **Unit 1 - 2,150sqft** & **Unit 2 - 3,000sqft** (5,150sqft combined)
- **Forest Hill Station** (National Rail & London Overground) **just 0.6 miles away** and the nearby **South Circular Road** provides access into Central London
- Ideal for **last mile industrial occupiers** & **local businesses**
- We are inviting offers at **£18psf**, with units available **individually (Unit 1 - £38,700pax | Unit 2 - £54,000pax)** or **combined (£92,700pax)** on flexible lease terms

# Description

We are pleased to offer two **self-contained industrial unit to rent in Forest Hill** within an established trading estate.

The units extend **2,150sqft** and **3,000sqft** respectively, comprising **warehouse** and **office accommodation** over **ground** and **first floors**.

The properties are complete with **roller shutter entrance doors**, **secured yard space**, **seperate entrances** and **6 x parking spaces** at the front of the property (3 x for each unit).

Opportunity will **interest a range of occupiers**, including **last mile distributors** and **local trade counters**.

# Location

The subject properties are located along Malham Road, which is just off the **South Circular Road (A205)** offering **easy access** into both **The City and West End**.

Malham Road is an **established trading estate** with a range of occupiers including dark kitchens, garages and builder merchants due to its **excellent transport links** and close proximity to a **densely populated residential area**.

The units are just **0.6 miles** from **Forest Hill station** (National Rail & London Overground), providing **direct services** into **London Bridge** in just **19-minutes**.



## PROPERTY ADDRESS

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



# Viewings

Available via prior appointment, contact **Henshall & Partners** to arrange.

# Business Rates

From the VOA we would estimate rates payable to be **£25,235pax**. We would recommend interested parties make their own enquires with **Lewisham Council** for exact figures.

# Terms


We are inviting **rental offers** in the region of **£18psf** for a **new FRI lease** direct with the landlord.


Units are **available together** or **individually** in line with the below asking rents:

- **Unit 1 - £38,700pax (£18psf)**
- **Unit 2 - £54,000pax (£18psf)**
- **Combined - £92,700pax (£18psf)**





## CONTACT US

 Sea Building, Great Suffolk Yard,  
127 Great Suffolk Street  
London SE1 1PP

 +44 (0) 207 125 0377

 [info@henshallandpartners.co.uk](mailto:info@henshallandpartners.co.uk)

 [www.henshallandpartners.co.uk](http://www.henshallandpartners.co.uk)

 [@henshallandpartners](https://www.instagram.com/henshallandpartners)



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