



## Unit 4, Dulwich Business Centre, London SE23 1AG

To  
Let

2947  
Sq Ft

£40,000  
Per annum excl.

Uses Considered:  
B1, B2, B8, A3, D2

### Description

The property comprises a purpose-built industrial unit providing warehouse / storage space on the ground floor and office accommodation on the first.

The property has the benefit of parking to the front, central heating, double-glazed windows (first floor), air conditioning, and security alarm. The concertina loading door is approximately 3m high by 3m wide.

### Use Class

We understand the property currently has B1/B8 use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

### Rent

£40,000 per annum exclusive

### Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP  
Lease End Date: Negotiable  
Next Rent Review: Negotiable  
Break Clause: Negotiable

EPC VAT Local Authority  
D TBC LB Lewisham

### Accommodation

	Sq M	Sq FT
Ground:	136.88	1473
Basement:	0.00	0
First:	136.88	1473
Second:	0.00	0
Outside:	28.00	301
<b>Total (GIA):</b>	<b>273.76</b>	<b>2947</b>

### Rates

Rateable Value: £27,750  
Rates Payable (19/20): £13,625 pa\*

\*Rates Payable includes small business rates and transitional relief where applicable. Parties must make their own enquiries to ensure this is correct.

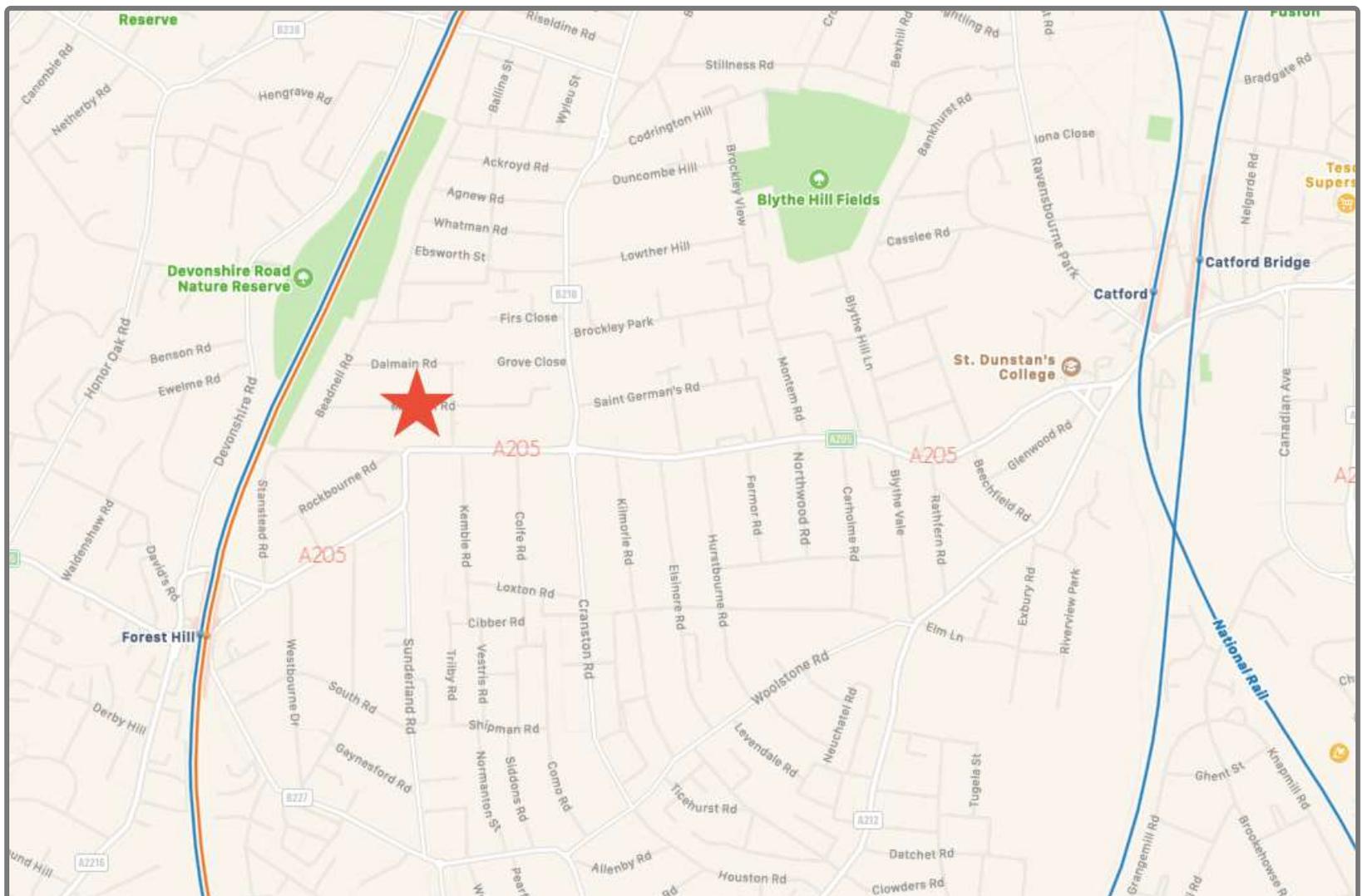
## Location

The property is situated on a small industrial estate on the South Side of Malham Road just off the South Circular (A205) in Forest Hill.

It is conveniently located in South London and you can drive to Central London (Victoria) in 25 mins and out to the M25/M20 in 30 mins via the A20.

More locally, Bromley, Beckenham, Crystal Palace, Streatham, Brixton, Dulwich, Peckham, and Greenwich are all within 20 mins drive.

The nearest station is Forest Hill (0.5 miles / 10 mins walk) connecting you to the London Overground Line and National Rail Services.



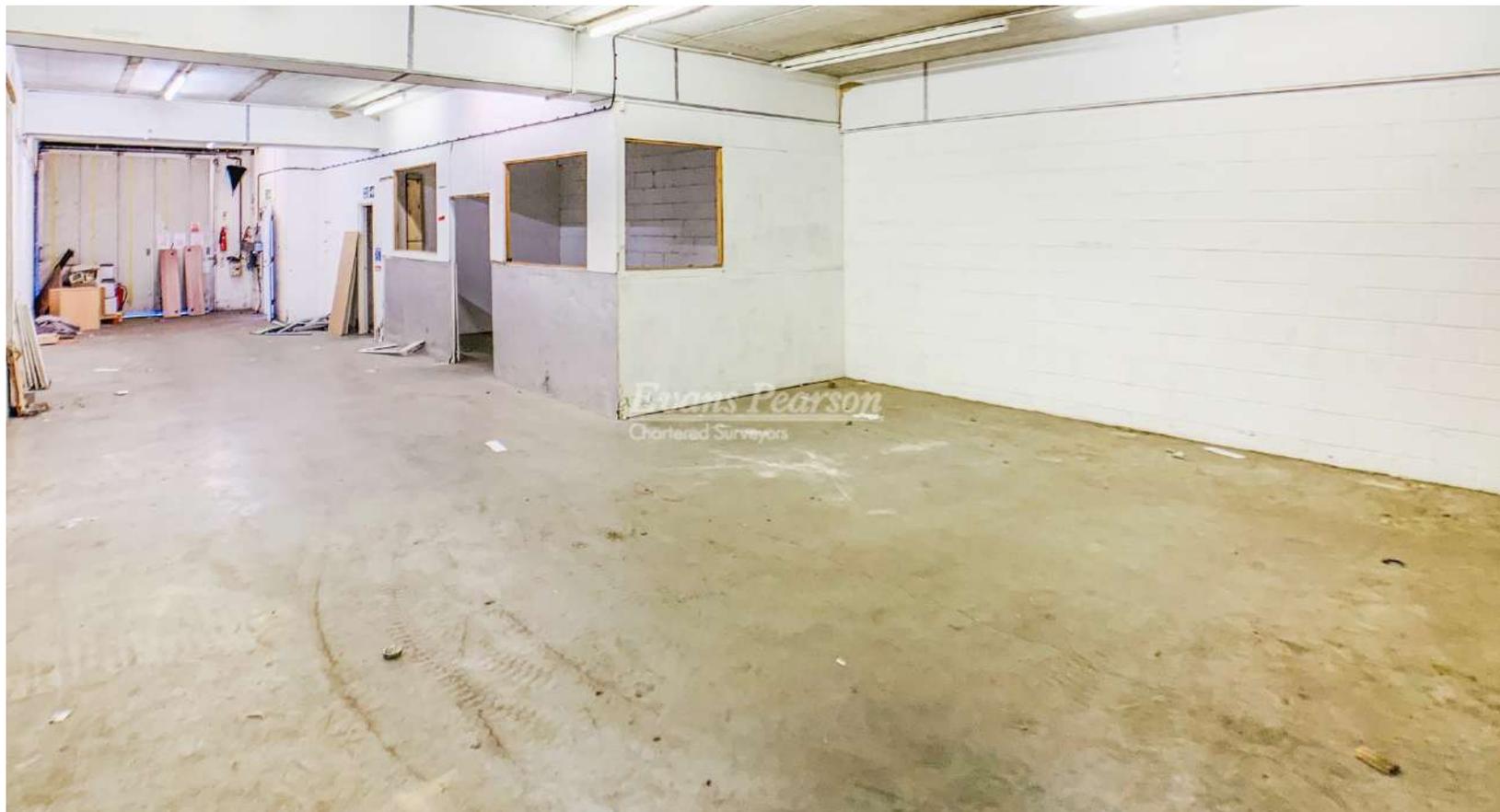
# *Evans Pearson*

Chartered Surveyors

Contact:

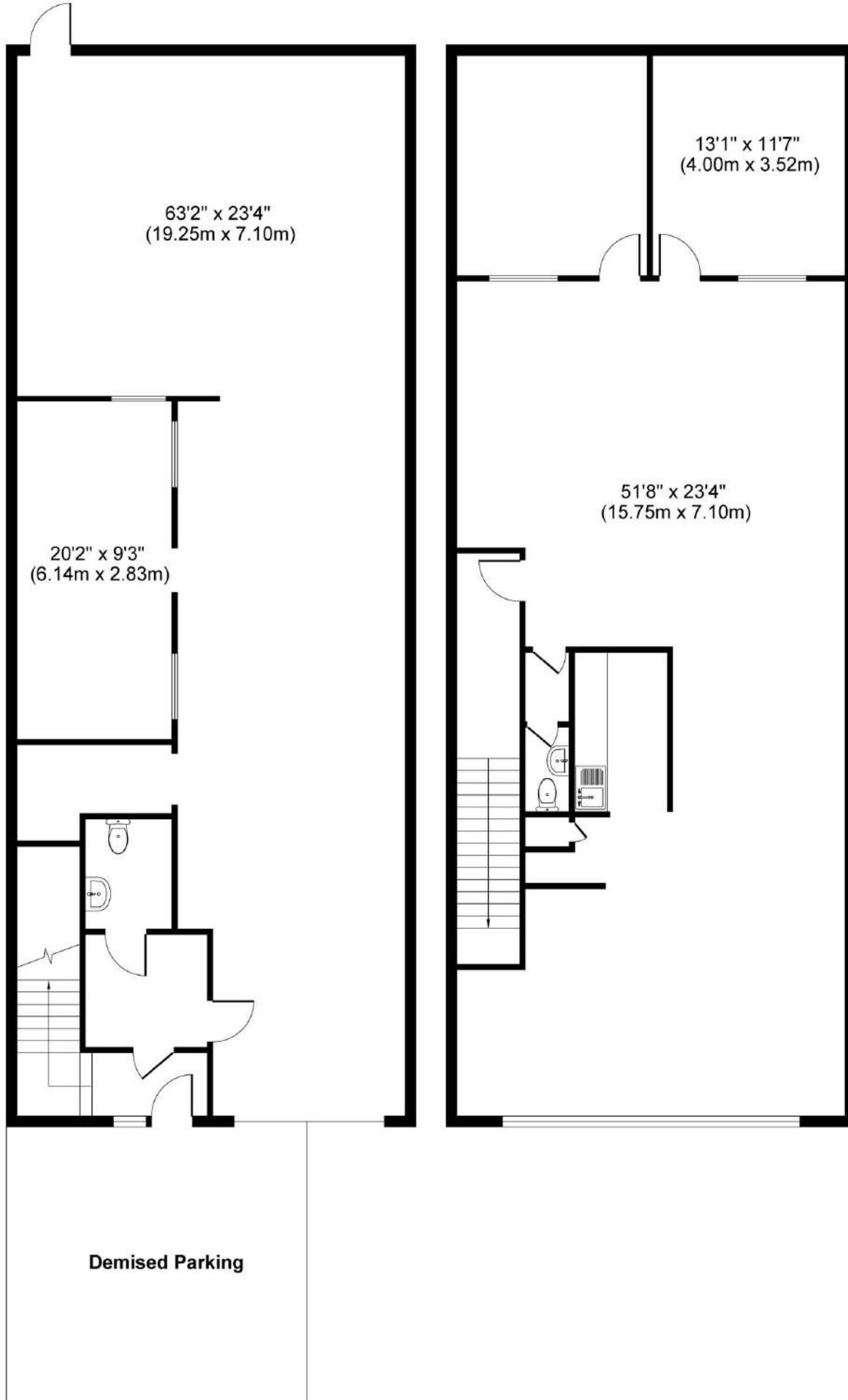
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These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

# Unit 4, Dulwich Business Centre, SE23



**Evans Pearson**  
Chartered Surveyors

**Ground Floor**  
Approximate Floor Area  
1473 sq. ft  
(136.88 sq. m)

**First Floor**  
Approximate Floor Area  
1473 sq. ft  
(136.88 sq. m)

**Approx. Gross Internal Floor Area 2946 sq. ft / 273.76 sq. m**

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property



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