

Unit 4 Dulwich Business Centre London, SE23 1AG



Two-storey purpose-built business unit to let – 2,947 sq ft

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Location

Unit 4 Dulwich Business Centre is situated within an established industrial estate located in Forest Hill, South East London.

The property is just off the South Circular (A205) with Central London accessible within 25 minutes, and access to the M25/M20 via the A20. The local conurbations of Bromley, Beckenham, Crystal Palace, Streatham, Brixton, Dulwich, Peckham, and Greenwich are all within a 20 minutes' drive from the property. The closest rail station to the property is Forest Hill which provides access to the London Overground line and National Rail services.

Description

The property comprises a two-storey purpose-built business unit providing storage/workspace at ground floor together with Cat B offices at first floor. The property has solid floors throughout, double glazing at first floor as well as central heating and air conditioning. There is a concertina door equating to 3m wide and 3.25m high with WC's and welfare facilities provided. The property is alarmed and has an electric security shutter across the pedestrian entrance door.

Accommodation (GIA)

Description	sq ft	sq m
Ground	1,473	136.88
First	1,473	136.88
Total	2,947	273.7

Terms

- Perfect storage/workspace accommodation
- Concertina door (3m wide and 3.25m high)
- Solid floors throughout
- Cat B offices with double glazing at 1st Fl
- Central heating & air conditioning
- WC's and welfare facilities provided
- 2 car parking spaces

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Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk



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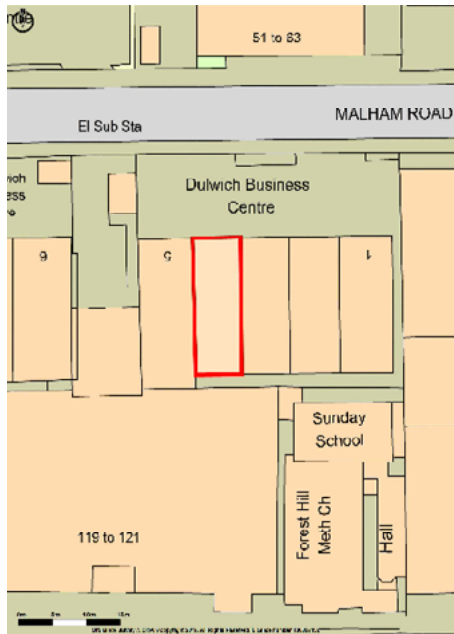
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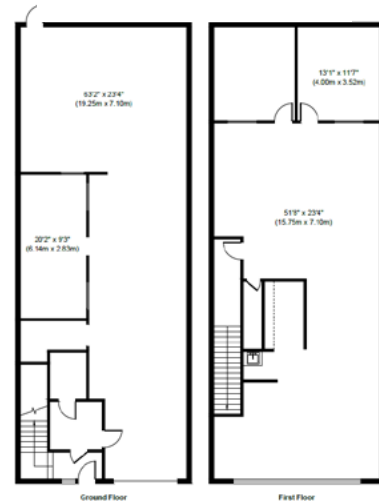
Location Plans

Not to scale, indicative only



Floor Plans

Not to scale, indicative only



Business Rates

The current rateable value for Unit 4 Dulwich Business Centre is £27,750. For all rates related enquiries please contact the London Borough of Lewisham.

Quoting Rent

£45,000 per annum.

Further Information

Will Edgley

T 020 7747 0120
E will.edgley@levyrealestate.co.uk

Rob Watts

T 020 7747 0152
E rob.watts@levyrealestate.co.uk

James Dyson – Evans Pearson

T 020 7819 2380
E james@evanpearson.co.uk



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