

# UNIT 1A TO LET

## PROMINENT TRADE/ WAREHOUSE UNIT

4,270 SQ FT

65-75 MALHAM ROAD  
FOREST HILL SE23 1AH



CENTRAL LONDON



AFFLUENT SOUTH EAST  
LONDON AREA **HIGH**  
LOCAL POPULATION  
DENSITY

OCCUPIERS CLOSE BY INCLUDE:

1  Travis Perkins

2 **SHURGARD**

3 **FIVE GUYS**  
COMMERCIAL KITCHEN



6  **wagamama**  
COMMERCIAL KITCHEN

7  **GREGGS**

8  **Sainsbury's**



**Large, secure yard & forecourt**

**SPECIFICATION**



**24/7 unrestricted access**



**Ample parking for deliveries and access**



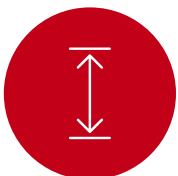
**Full height metal roller shutter door**



**Excellent transport links and proximity to local market**



**To be refurbished to specific trade counter requirements**



**Excellent floor to ceiling heights**

**DESCRIPTION**

The property comprises a prominent warehouse building which is being sub-divided to create 2 self contained trade/warehouse units. Unit 1B is under offer with Unit 1A being fully available with its own dedicated loading yard and car parking areas.

The property is undergoing comprehensive refurbishment with potential for interested parties to input into the final specification.



**ACCOMMODATION**

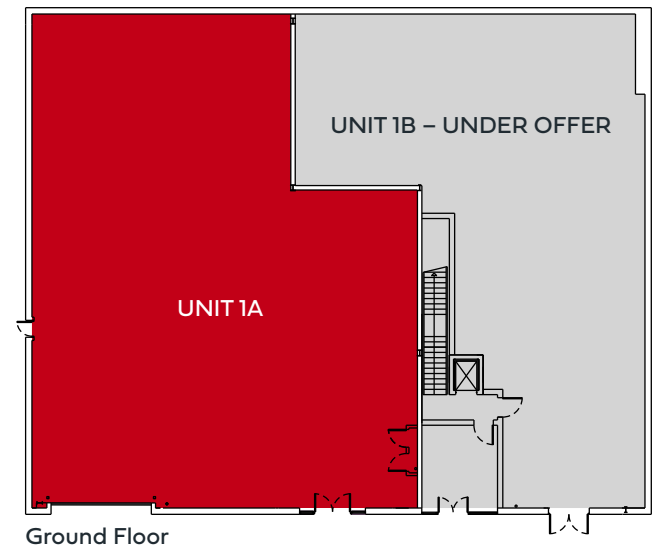
UNIT 1A	SQ FT	SQ M
Ground floor	4,270	396.70
UNIT 1B	SQ FT	SQ M
Ground floor	3,384	314.40
First floor	3,384	314.40
<b>TOTAL</b>	<b>6,768</b>	<b>628.80</b>

**UNDER OFFER**

Floor areas are GEA, are approximate and are subject to final measurement.

**TERMS**

The unit will be available on a new full repairing and insuring lease for terms to be agreed.



## LOCATION

The units are located on an established industrial estate with unrestricted Hours of Use.

The site is located 100m from the arterial A205 with good access to nearby transportation nodes.

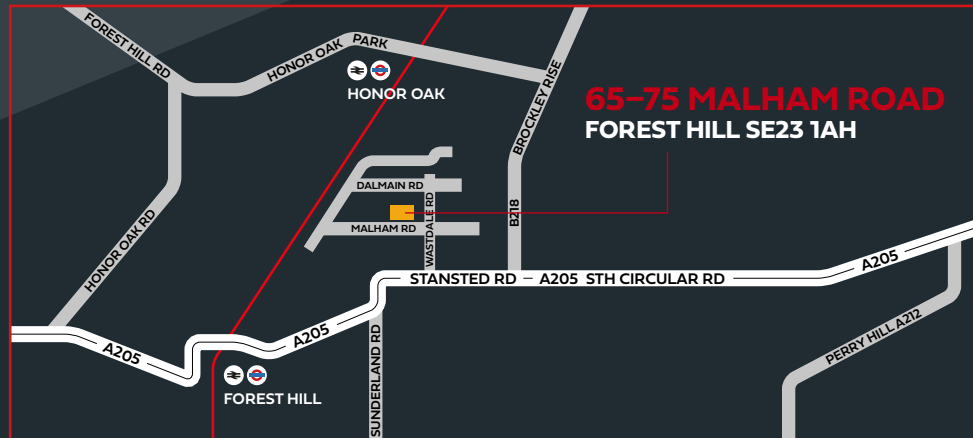
Densely populated, affluent area of south-east London.

## RENT

On application.

## EPC

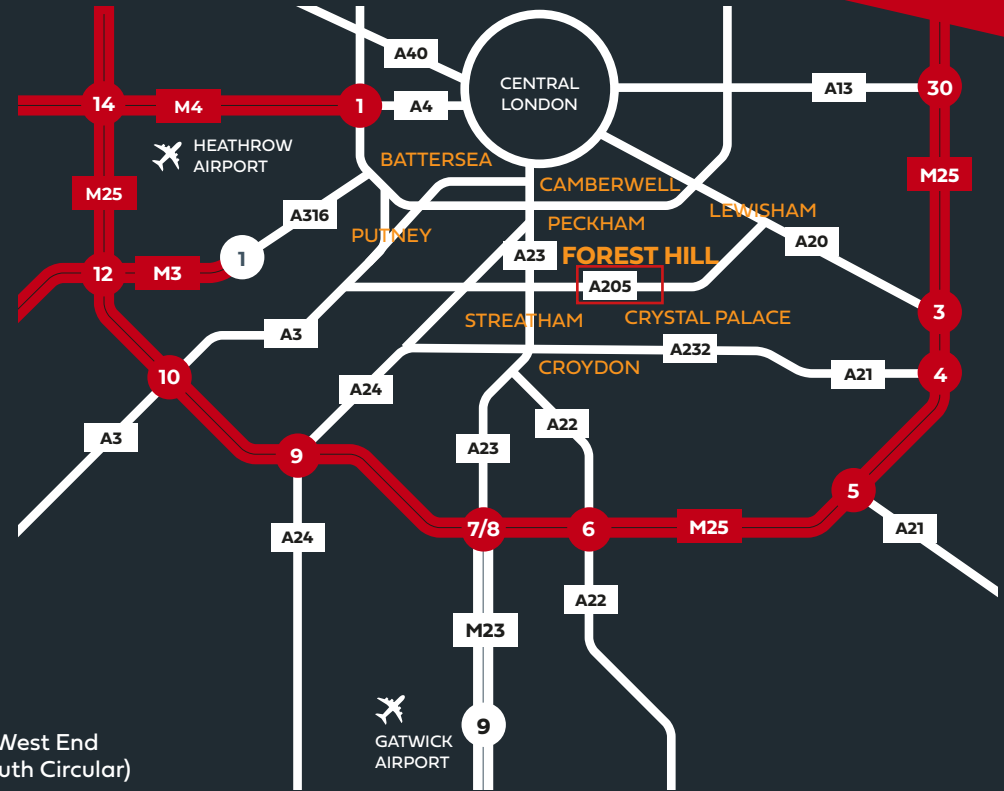
Target rating B.



**0.6**  
MILES to Forest Hill station

**19**  
MINS to London Bridge  
(via Forest Hill station)

**6/7**  
MILES to The City and West End  
(via the A205 South Circular)



**FOR MORE DETAILS PLEASE  
CONTACT THE AGENTS:**



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