

Light Industrial, Office & Yard - Forest Hill, SE23

TO LET

74 Malham Road, Forest Hill,
London, SE23 1AG

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Light Industrial, office & yard to let in Forest Hill
- Approximately 7,535 square feet (700.25 square meters) plus yard
- 0.5 miles from Forest Hill train station
- Available with a new lease
- EPC Rating - B

Location

The property is located on Malham Road within a predominantly commercial area just off of the South Circular (A205). Forest Hill train station is 0.5 miles away and the area is well served by buses. Nearby occupiers include Shurgard Self Storage Forest Hill, Travis Perkins, and a range of independent businesses.

Please note all distances given are approximate only.

Description

A light industrial unit and office with a substantial yard that would be suitable for a range of uses. The property benefits from roller shutter entrance to one side and the floor to ceiling height of 4.5m at the lowest point within the main warehouse area. Please see page three for the size of each part.

The property would be suitable for a range of uses subject to obtaining the appropriate consents.

Please note that the sizes given are approximate only. All interested parties are advised to rely on their own inspection and survey.

Business Rates

2025 Ratable Value: £52,500

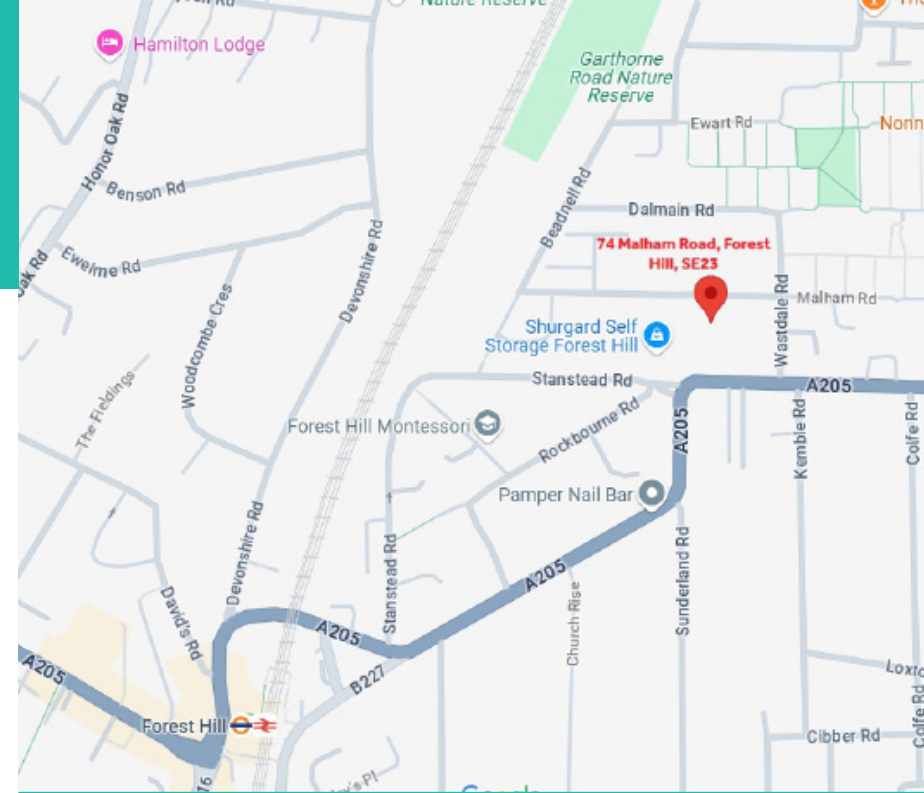
UBR (2025/26): 55.5p/£

Rates Payable: £29,137.50

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Lewisham business rates department.

Terms

The property is available with a new lease at £100,000 per annum exclusive, with further terms to be agreed. All negotiations are strictly subject to contract.



Rent:

£100,000 per annum

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[harstonandco.co.uk](https://www.harstonandco.co.uk)

020 3371 0061

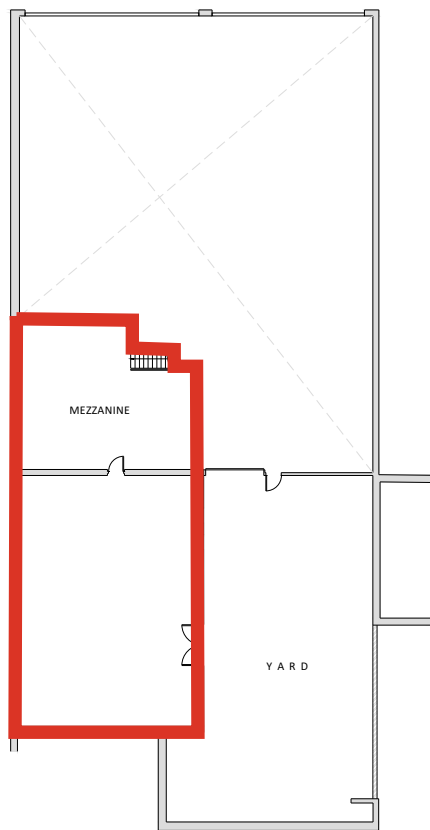
info@harstonandco.co.uk

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

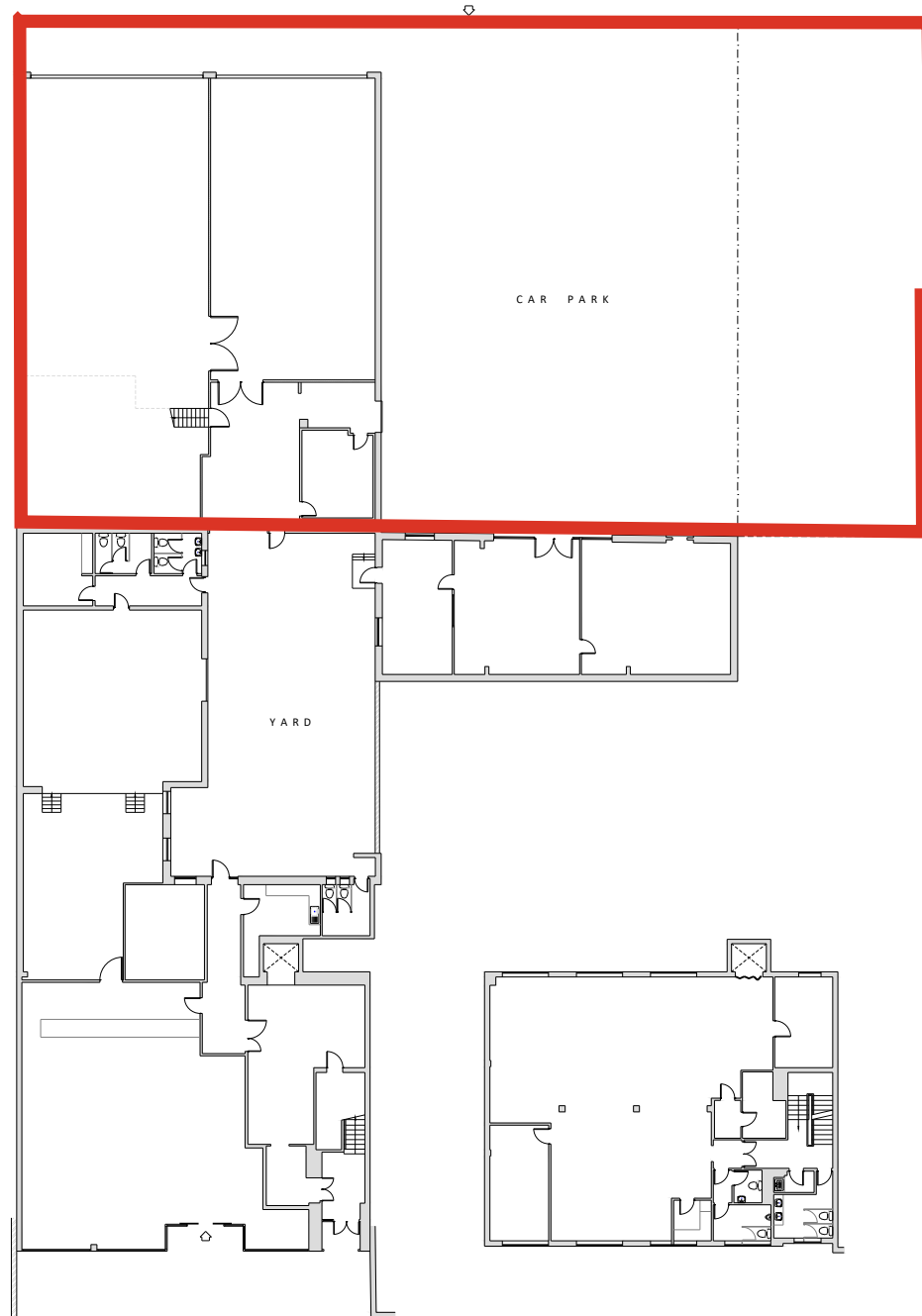
Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

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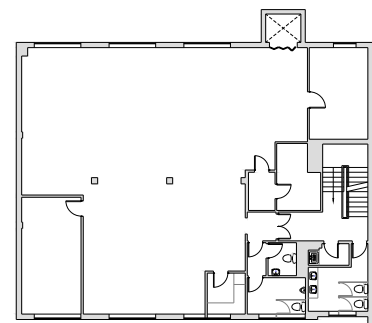
Warehouse Area	Square metres	Square feet
Ground Floor Office	146.08	1,572
Warehouse	161.02	1,733
Beneath Mezzanine	148.2	1,595
Mezzanine	122.4	1,317
First Floor Storage	122.55	1,319
Total	700.25	7,535
Yard	600	6,456



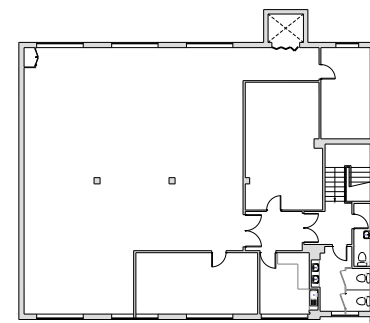
FIRST FLOOR WAREHOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



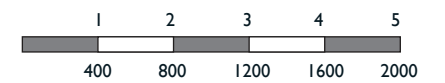
OFFICE: 0203 637 0150
EMAIL: sales@leaseplanners.co.uk

DRAWING TITLE:
GROUND FLOOR
127 STANSTEAD ROAD
LONDON
SE23 1HH

DATE
23RD DECEMBER 2019

REVISION:

Scale: 1:400 at A3



SCALE: For the plan to be to scale, the above scale bar must measure correct when printed (for example 5cm)

