

Gym & Training Studio - Forest Hill, SE23

TO LET

Unit 1 Dulwich Business Centre, 70 Malham
Road, Forest Hill, London, SE23 1AG

Harston&Co

For more information call us
on 020 3371 0061



Highlights

- Fitted gym and training studio to let in Forest Hill
- Approximately 2,105 square feet (195.66 square meters) plus yard
- 0.5 miles from Forest Hill train station
- Available by way of a lease assignment
- EPC Rating - E

Location

The property is located in the Dulwich Business Centre 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, Travis Perkins, and a range of independent businesses.

Please note all distances given are approximate only.

Description

The property was originally built as a warehouse but has recently been fitted out and used as a gym and training studio. The property is arranged over ground and first floor to provide the following floor areas:

Ground Floor = 1,467 square feet (136.32 square metres)

First Floor = 638 square feet (59.34 square metres)

Total = 2,105 square feet (195.66 square metres)

The property benefits from office space, toilets, 3 x parking spaces and air-conditioning in part. It would be suitable for a range of uses subject to obtaining the appropriate consents.

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

Business Rates

2025 Ratable Value: £23,250

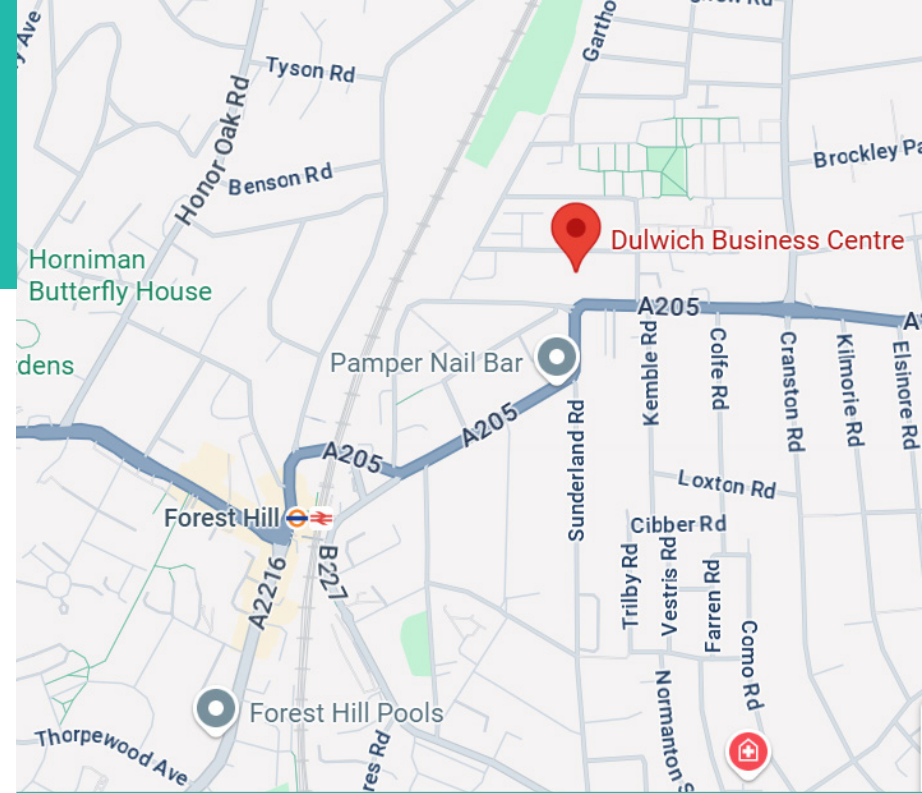
UBR (2025/26): 49.9p/£

Rates Payable: £11,598.75

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 by way of a lease assignment. It is let on a 10-year lease from February 2024. The current passing rent is £38,700 per annum and the lease allows for the rent to be reviewed in February 2027. All negotiations are strictly subject to contract.



Rent:

£38,700 per annum

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