

## UNITS 1-2, 70 MALHAM ROAD, DULWICH BUSINESS CENTRE FOREST HILL, SE23 1AG

FROM £38,700 PER ANNUM  
TO LET

- Two self-contained light industrial units available to let together or separately
- Located in a well-connected area, 0.5 miles from Forest Hill train station
- Unit 1 provides approximately 2,105 square feet and Unit 2 provides approximately 3,000 square feet for a combined total of 5,105 square feet
- Suitable for a range of industrial and commercial uses
- Units available with a new lease

Harston&Co

#### Location

The units are located within the Dulwich Business Centre on Malham Road. The area is predominately commercial and attracts a range of traders due to its connectivity and location 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, a number of dark kitchens, and a range of independent businesses.

Please note all distances given are approximate only.

#### Description

Two self-contained light industrial/commercial units available to let together or separately. The units are currently let to a gym operator and banqueting company, both of which will be vacating. The units would be suitable for a range of uses, subject to obtaining the appropriate consents.

The units are arranged over ground and first floor, providing the following total floor areas:

Unit 1: 2,105 square feet (195.66 square metres)  
Unit 2: 3,000 square feet (278.71 square metres)

The units comprise warehouse and office space and benefit from a shared access gate, parking, and yard space.

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

#### Business Rates

Unit 1:

2025 Rateable Value: £23,250  
UBR (2025/26): 49.9p/£  
Rates Payable: £11,601.75

Unit 2:

2025 Rateable Value: £33,250  
UBR (2025/26): 49.9p/£  
Rates Payable: £16,591.75

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 combined units are available with a new lease at £92,700 per annum plus VAT (approximately £18 per square foot).

Unit 1: Available with a new lease at £38,700 per annum plus VAT.  
Unit 2: Available with a new lease at £54,000 per annum plus VAT.

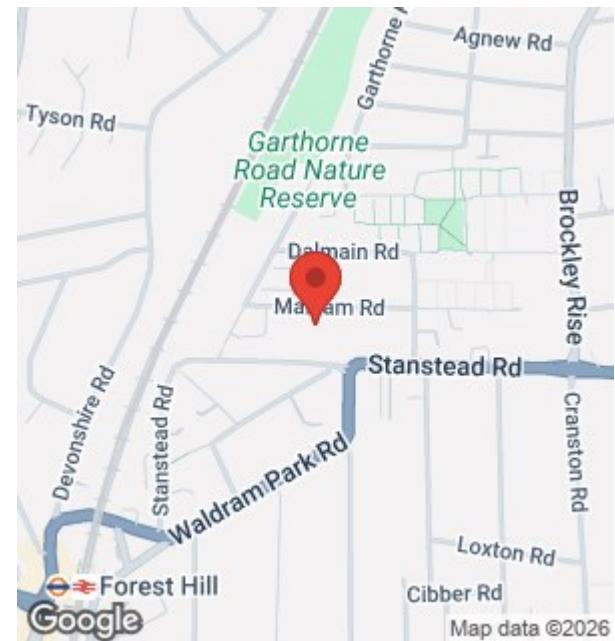
All negotiations are strictly subject to contract.

#### VAT

The building has been elected for VAT. Therefore, VAT is payable where applicable.

#### Viewings

Please contact Harston&Co or joint agent Henshall & Partners to arrange a viewing.



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Harston&Co  
247 High Road  
South Woodford  
London  
E18 2PB

020 3371 0061  
[info@harstonandco.co.uk](mailto:info@harstonandco.co.uk)  
[harstonandco.co.uk](http://harstonandco.co.uk)  
[@harstonandco](https://www.twitter.com/harstonandco)

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