

# Unit C5

Connaught, Malham Road, Forest Hill  
SE23 1AG

UNIT TYPE Warehouse  
TOTAL AREA 1,245 Sq Ft / 116 Sq M

RENT £2,612.00 PCM + VAT

Newly refurbished light industrial unit in Forest Hill.



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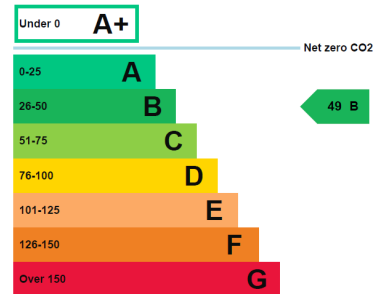
**RENT** £2,612.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Allocated Parking
- Energy Efficient Lighting
- WC

## EPC RATING



## DESCRIPTION

Unit C5 is a newly refurbished 1,245 sq.ft unit and benefits from an up and over roller shutter loading door and allocated on-site parking. The end-of-terrace unit is of brickwork construction under a pitched roof, situated on a securely fenced and gated estate.

Connaught Business Centre is located within a small industrial area that is mostly surrounded by residential properties. The two multi-let blocks, B and C, are located on opposite sides of a road and are sub-divided into terraces of 5 small units.

## LOCATION

The estate is located in Forest Hill, South-East London, situated just off the A205 South-circular. Forest Hill station, just a 10-minute walk away provides direct links into Central London via London Bridge and South to Croydon via the Overground.



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