

# Unit C2

Connaught, Malham Road, Forest Hill  
SE23 1AG

UNIT TYPE Warehouse  
TOTAL AREA 1,257 Sq Ft / 117 Sq M  
RENT £2,619.00 PCM + VAT



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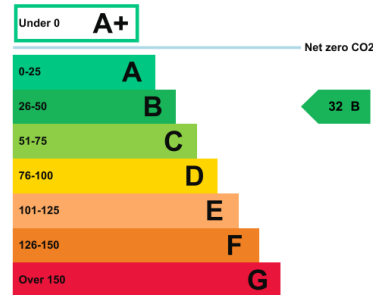
**RENT** £2,619.00 PCM + VAT

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
- Parking
- Roller Shutter

## EPC RATING



## DESCRIPTION

Unit C2 is a 1,257 sq.ft newly refurbished unit and benefits from an up and over roller shutter loading door, 3.8m eaves height and allocated on-site parking. The 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.

