

# TO LET

## LIVE/WORK UNIT LOCATED CLOSE TO FOREST HILL RAILWAY STATION

13-15 Dartmouth Place, Forest Hill, London, SE23  
1,142 SQ. FT (106.1 SQ. M) APPROX.



Currell

020 7354 5050

### **Location**

The building is sited between the main road of Dartmouth Road and the cul-de-sac that is Clyde Terrace. This is on the southern side of Forest Hill commercial area. The surrounding area comprises mixed office and light industrial uses with residential surrounding and a short walk from the main shopping area and amenities.

Forest Hill Station (mainline to London Bridge) is approximately ¼ of a mile from the subject property and local bus routes run along Dartmouth Road.

### **Description**

Comprises a ground floor office space with a residential flat above each unit. The ground floor provides open plan commercial space with painted walls and ceilings, gas central heating, ceiling spotlights and carpeting. There is a WC and small teapoint area within the space.

The first floor comprise a two bedroom flat with its own street access and providing 2 bedrooms and a bathroom with bath/shower. The second floor have fully fitted kitchen/diner/lounge. The space benefits from gas central heating, wooden flooring throughout, good natural light and Juliet balconies.

### **Accommodation**

We understand the approximate size to be as follows:

Ground floor office	302 sq ft
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First and second floor flat	840 sq ft
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<b>TOTAL</b>	<b>1,142 sq ft</b>
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### **Terms**

New full repairing and insuring lease is available upon terms to be agreed.

### **Rental**

**£18,000** per annum, exclusive of business rates, service charge plus VAT, if applicable.

### **Service Charge**

TBC

### **EPC**

TBC

### **Business Rates**

£145 per m<sup>2</sup>/unit

### **Legal Cost**

Each party to bear their own legal costs in this transaction.

### **VIEWING**

Strictly by appointment through sole agents:

**Currell Commercial Ltd.**

**Jon Morell** – 020 7096 2785

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For more information on our properties please visit our website – [www.currell.com/commercial](http://www.currell.com/commercial)

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