

11 Southbrook Mews, Southbrook Road, Lee, London SE12 8LG
Self-contained business unit fully refurbished throughout



- Single storey commercial unit to let
- Flexible E-class use
- Storage/workshop space and offices
- Approx. 3,003sqft GIA in all
- Fully refurbished throughout with air conditioning
- Convenient location close to Lee Station
- Ideal for a local or regional contracting business
- To Let - £45,000pax

Recently refurbished business unit forming part of a small multi-let estate close to Lee Station.

The property comprises approx. 1,700sqft of smart office space arranged to provide a reception area, open plan office and five cellular offices or meeting rooms. The offices have been recently refurbished with new air conditioning installed. The balance of the space comprises an open plan storage area or workshop accessed via the offices, and separately via a roller shutter. The workshop is finished with a freshly painted concrete floor and new air conditioning. Further benefits include a kitchen, WCs and allocated parking for five vehicles. The property extends to approx. 3,003sqft (279sqm) GIA in all.

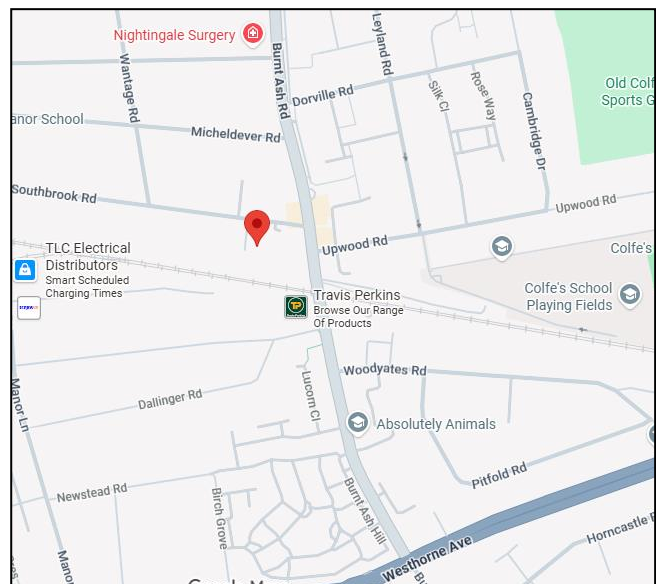
With flexible E-class use, the property will suit a wide variety of local and regional businesses.



Southbrook Mews is conveniently located just off the A2212 Burnt Ash Road close to Lee Station. The immediate vicinity offers a choice of independent cafes, restaurants and shops along with a Fullers pub and Co-Op convenience store.

Lee Station is within a few hundred yards and provides Southeastern services to London Bridge in as little as 16 minutes. The SL4 bus links Grove Park to Canary Wharf via Lee & Blackheath, whilst the 261 & 273 routes also stop nearby providing services to Bromley, Lewisham, Chislehurst & Petts Wood.

Lewisham's busy town centre is less than 1.5 miles to the North West, whilst Blackheath is approx. 1 mile to the North.



Energy Performance

The energy performance will be re-assessed once the refurbishment works are fully completed. Please contact our offices for further information.

020 3633 3733

info@attwood.realestate

Business Rates

The rateable value for the subject property is £35,000 from 1st April 2026 and the multiplier for small businesses 43.2p per pound. The rates payable are therefore £15,120pa. Interested parties should check if they qualify for any form of rates relief or reduction.

Service Charge

Please note that a small service charge is payable at Southbrook Mews as a contribution towards buildings insurance and the maintenance of the wider site. The rate payable for Unit 11 for the current year is £1,315.80.

Terms

A new lease is available on flexible terms at a quoting rent of £45,000pax. Please note that VAT is payable on the rent at the prevailing rate.

Viewings

Keys are held and viewings can be arranged at short notice.

Call: 020 3633 3733

Email: info@attwood.realestate

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