



SHW

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TO LET

INDUSTRIAL AND WAREHOUSE – 12,834 SQ FT (1,192.3 SQ M)

Unit 5, Chaffinch Business Park, Croydon Road, Beckenham, Kent, BR3 4DW

DESCRIPTION

The unit comprises 12,834 sq ft. (Gross External) of good quality warehouse accommodation. Unit 5 is of steel portal frame construction with profile brick and clad elevations.

LOCATION

Chaffinch Business Park is located off the A222 in a prominent position opposite 24/7 Tesco's. This allows for quick vehicular access onto the A232 and thus across South London. Access to the South Circular (A205) is approximately 6.5 miles and Central Croydon is within 3 miles, Central London within 10 miles.

Unit 5 is situated to the rear of the estate, offering a secure position. Elmers End Station (5 min walk) provides 4 trains per hour to London Bridge in a 25-minute journey.

ACCOMMODATION (GROSS EXTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	8,261	767.5
Ground Floor Office	2,301	213.8
First Floor Offices	2,272	211.1
TOTAL	12,834	1,192.3

AMENITIES

- 7.5m Eaves height
- 14 Parking Spaces
- Electric roller shutter
- Gas heating
- Secure yard
- 3-Phase Power
- First floor offices

RENT

£249,000 per annum exclusive

RATES

Rateable value £249,000 (April 2026). Rates payable circa £119,520. Interested parties are advised to make their own enquires via the VOA.

VAT

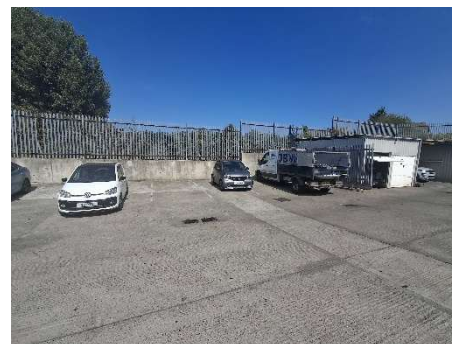
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



*Indicative pictures only

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