

UNIT TO LET

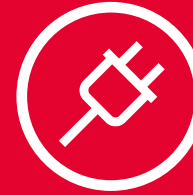
14,187 ft² (1,318 m²)



FULLY
REFURBISHED



PROMINENT
LOCATION



500 KVA
POWER

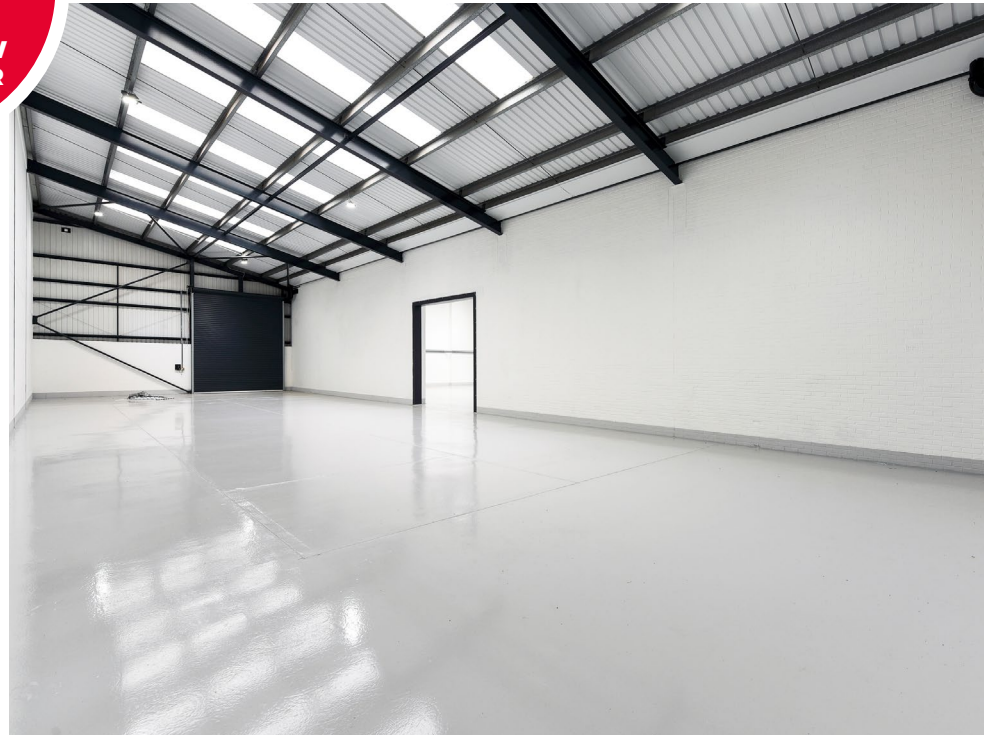


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WAREHOUSE / INDUSTRIAL UNIT TO LET

5A OAKFIELD INDUSTRIAL ESTATE
MEAFORD WAY, PENGE, SE20 8RA

IPIF



LOCATION

Penge is located approximately 9 miles south east of Central London and 4 miles north east of East Croydon. The property is located on Meaford Way, just off Oakfield Road, close to its junction with Penge High Street (A234) within easy walking distance of Penge West overground station and Crystal Palace Park. Local occupiers include Homebase, Howdens & Jewson.

DESCRIPTION

The property comprises a clear span industrial unit of brick and steel truss roof construction with a later addition extension providing further warehouse/industrial space. To the front of the building is an office and service core area which has been fitted out to provide kitchen and WC facilities along with a single office area. Stairs lead up to an open plan office. There is a concrete yard to the front of the unit. The unit has three loading doors to its eastern elevation accessed from the service yard.

SPECIFICATION

- Comprehensively refurbished
- Eaves Height 5.6 Metres
- 3x loading doors
- Secure yard
- First floor offices with a kitchenette
- 500 kVA power
- New WCs
- LED lighting
- Capped Gas Supply
- Close proximity to Penge Railway Station & A324

ACCOMMODATION

Available accommodation comprises of the following gross external areas:

UNIT 5A	M ²	FT ²
Ground Floor	1,224	13,174
First Floor Office	94	1,013
Total	1,318	14,187

LEASE TERMS

The unit is available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

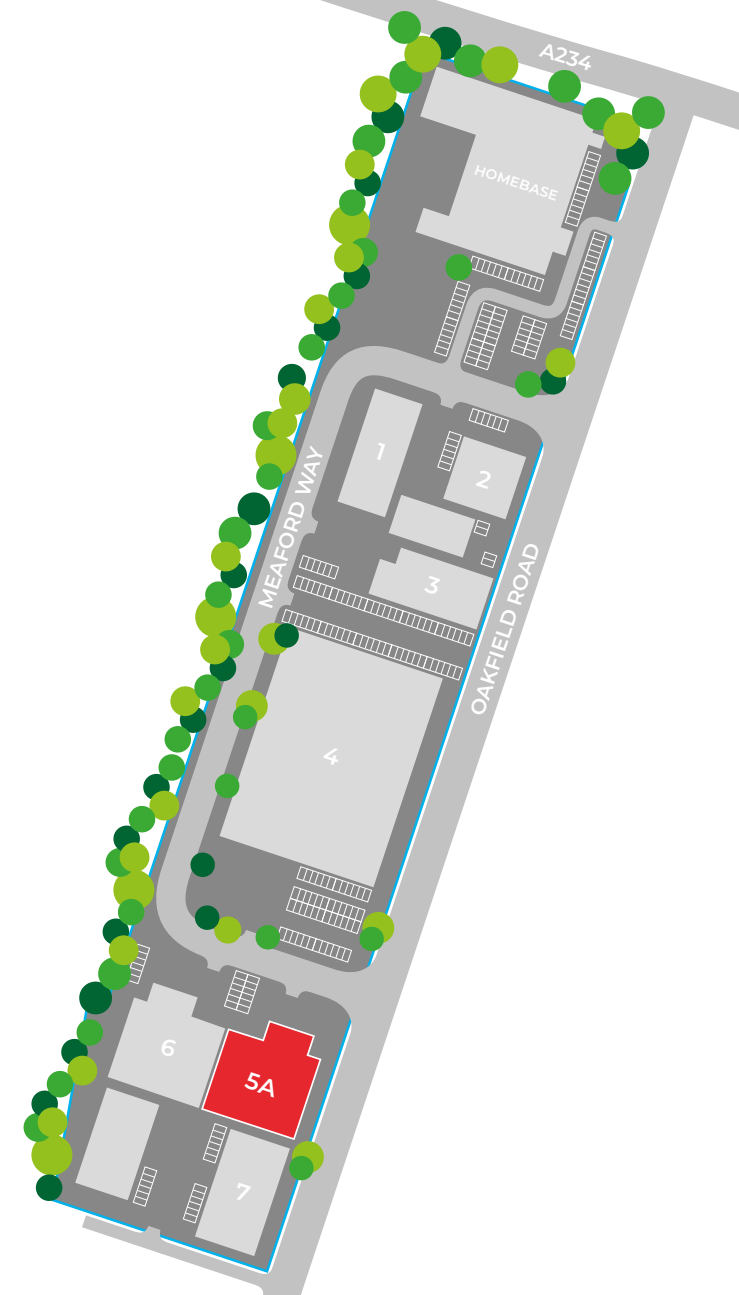
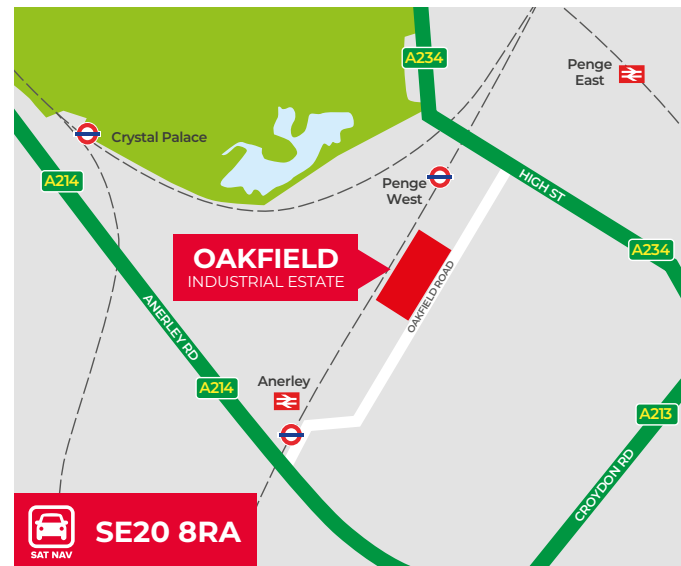
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

B-34



On behalf of the landlord

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