

UNITS TO LET

7,885 - 59,979 ft²



SHORT-TERM
LETS



PROMINENT
LOCATION



SELF CONTAINED
YARDS



www.ipif.com/penge

SHORT-TERM LET OPPORTUNITIES

UNIT 3 & 4, OAKFIELD INDUSTRIAL ESTATE

MEAFORD WAY, PENGE, SE20 8RA





LOCATION

Penge is located approximately 9 miles south east of Central London and 4 miles north east of East Croydon. The property is accessed off 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

Two warehouse units available to let on short term leases from 6 months. Unit 3 is a self contained unit of brick construction under a steel truss roof. Unit 4 is a larger premises with substantial yards. Both units could be suitable for a variety of uses.

SPECIFICATION

- Short-term lets
- Large yards
- Self-contained
- Three phase power
- Loading doors to each building
- Close to Central London

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT 3	M ²	FT ²
Warehouse	661	7,117
Ground Floor Offices	71	768
Total	732	7,885
UNIT 4	M ²	FT ²
Ground Floor Production Area	3,230	34,769
Reception & Office	1,552	16,707
Canteen	179	1,927
First Floor Offices	509	5,480
Total	5,470	58,883



LEASE TERMS

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

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

EPCs are available on request.

On behalf of the landlord



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