

# UNITS TO LET

## 7,885 - 58,883 ft<sup>2</sup>



SHORT-TERM  
LETS



PROMINENT  
LOCATION



SELF-CONTAINED  
YARDS

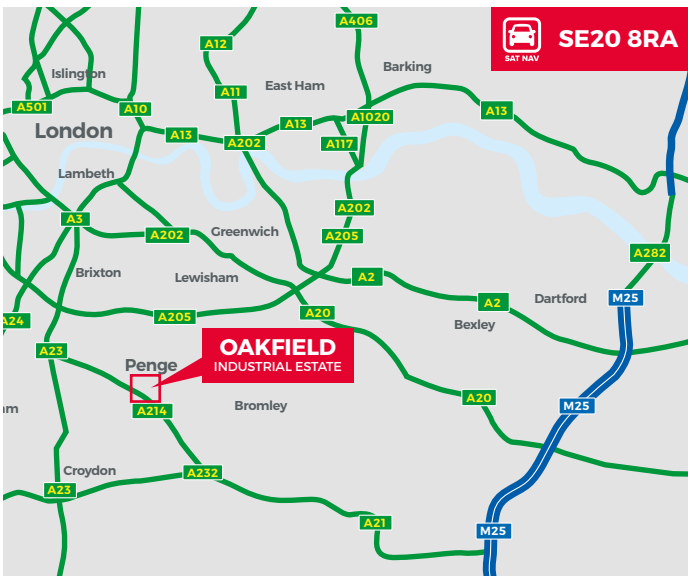


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SHORT-TERM LET OPPORTUNITIES

**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 <sup>2</sup>	FT <sup>2</sup>
Warehouse	661	7,117
Ground Floor Offices	71	768
<b>Total</b>	<b>732</b>	<b>7,885</b>

UNIT 4	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor Production Area	3,230	34,769
Reception & Office	1,552	16,707
Canteen	179	1,927
First Floor Offices	509	5,480
<b>Total</b>	<b>5,470</b>	<b>58,883</b>

## LEASE TERMS

The units are 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

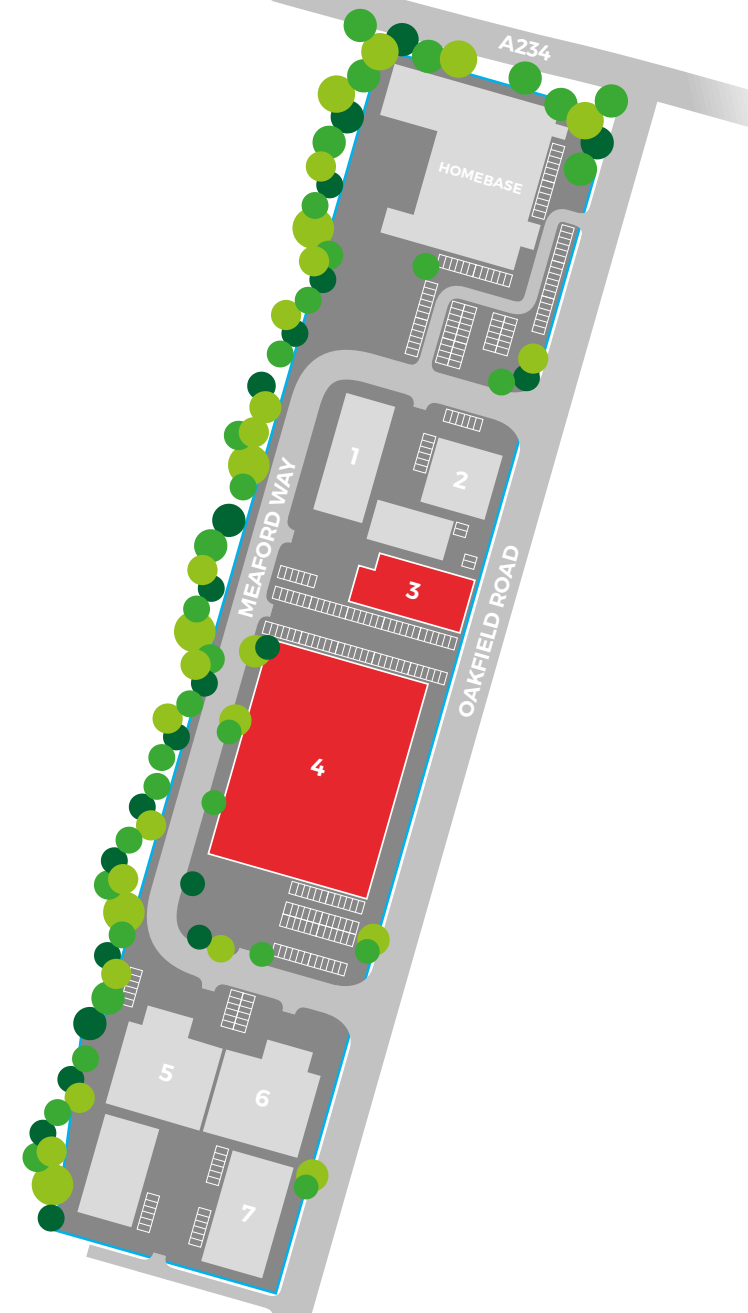
Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

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

## ENERGY PERFORMANCE RATING

EPCs are available on request.



On behalf of the landlord

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