

# UNIT TO LET

14,187 ft<sup>2</sup> (1,318 m<sup>2</sup>)



TO BE  
REFURBISHED



PROMINENT  
LOCATION



2X LOADING  
DOORS



INDICATIVE



CGI

[www.ipif.com/penge](http://www.ipif.com/penge)

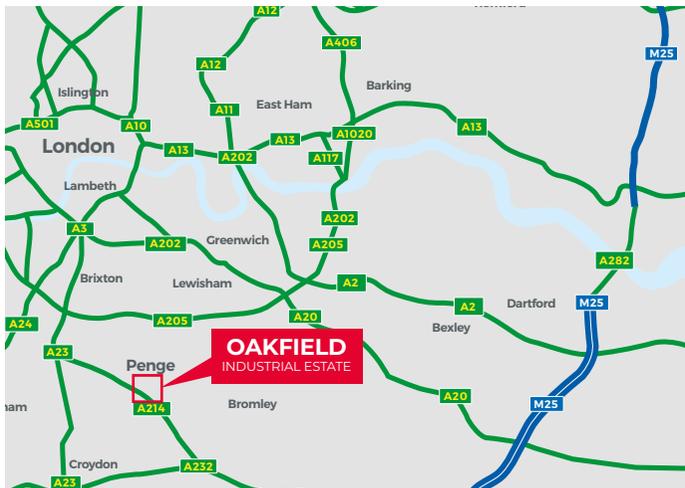
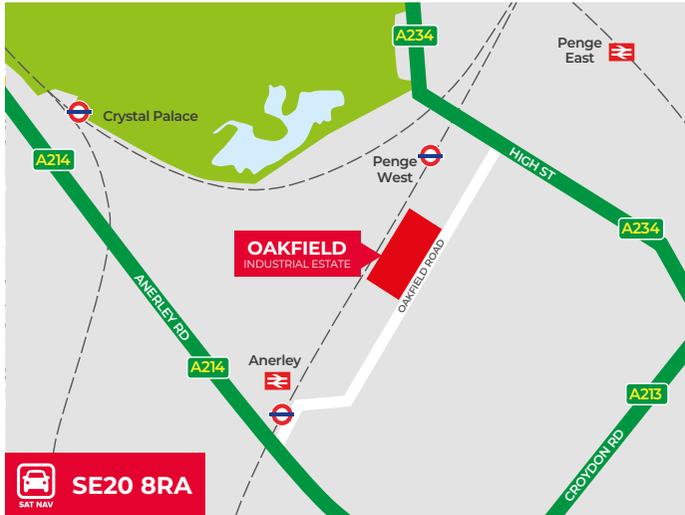
WAREHOUSE / INDUSTRIAL UNIT TO LET

**UNIT 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 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.



## ACCOMMODATION

Available accommodation comprises of the following gross external areas:

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

## 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 two loading doors to its eastern elevation accessed from the service yard.

## SPECIFICATION

- To be comprehensively refurbished
- 2x loading doors
- Secure yard
- First floor offices with a kitchenette
- 3 phase power
- New WCs
- LED lighting
- Close proximity to Penge Railway Station & A324

## 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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