



TO LET

Unit 5 Chaffinch Business Park,
Beckenham, BR3 4AA



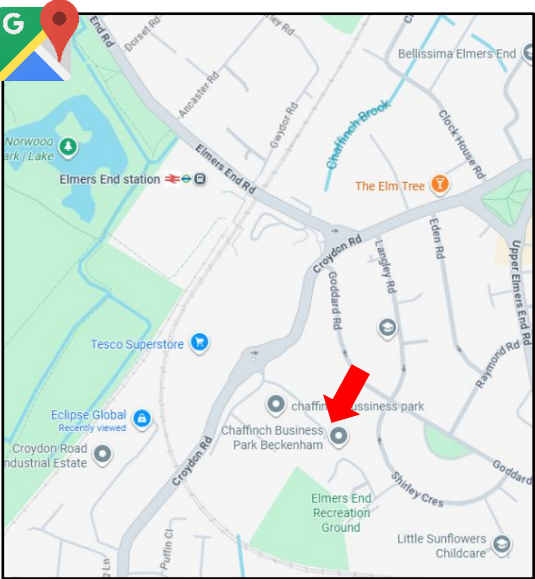
B2 & B8 Opportunity

12,834 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

Unit 5 Chaffinch Business Park, Croydon Rd, Beckenham, BR3 4AA



Click the map to view location

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. The unit benefits from a sizeable secure yard to the front.

Features include:

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

Location

Chaffinch Business Park is located off the A222 in a prominent position opposite a Tesco Superstore. This location 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 with a 25-minute journey time. The Tramlink service provides regular connections to/from East Croydon and regular bus routes allow easy service across the surrounding area.

Floor Areas (GEA)

Unit 5	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	1,192.4

Terms

Available on a new lease on terms to be agreed. Rent is £290,000 pa exc plus VAT. *Subject to Contract.*

Rates

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

Legal Costs

Each party is to bear their own legal costs.

EPC

EPC is available upon request

Viewing

Viewings - strictly by appointment through Grant Mills Wood:- or our joint agents SHW treed@shw.co.uk



Fabian Stuart Smith
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Tony Chalkley
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Indicative Photo



Indicative Photo

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