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TO LET

INDUSTRIAL WAREHOUSE – 4,388 SQ FT (407.66 SQ M)

121 Oakfield Road, Penge, London, SE20 8RA

DESCRIPTION

The property comprises a self-contained, detached industrial warehouse unit of part brick, part steel portal frame construction under a pitched roof with a secure, gated yard to the front.

The unit is accessed via two concertina loading doors and a separate pedestrian access door.

LOCATION

Located on Oakfield Road in Penge, the property is accessed via the High Street (A234). The A234 links Upper Sydenham to the North and Beckenham to the South. The property is approximately 5 miles North East of Croydon Town Centre and 9 miles South East of Central London.

Penge West Railway Station is approximately 0.1 miles North of the property, providing train services to East Croydon and London Bridge.

ACCOMMODATION

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	3,685	342.35
First Floor Office	482	44.78
Mezzanine Office	221	20.53
TOTAL	4,388	407.66
Mezzanine Storage	316	29.36

Approximate gross internal areas.

AMENITIES

- Self-contained industrial unit
- Secure fenced and gated front yard
- Eaves height of 6.1m
- Concertina loading doors
- Space for secure car parking
- First floor office space
- Three phase electricity
- WC facilities

RENT

£85,000 per annum.

RATES

Rateable value - £34,500 (2023).

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



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