

10 & 11

# BEDDINGTON

## TRADING PARK



**TO LET 12,774 - 27,319 SQ FT**

BATH HOUSE ROAD | CROYDON | CR0 4TT

10 & 11

# BEDDINGTON TRADING PARK



**UNIT 11**  
14,545 SQ.FT

**UNIT 10**  
12,774 SQ.FT

ADDITIONAL YARD  
AREA AVAILABLE

BATH HOUSE ROAD | CROYDON | CR0 4TT

## DESCRIPTION

The property comprises two interlinked units of steel portal frame construction with first floor offices and dedicated yard/car parking area to the front of each unit, which is fenced and secure.

## SPECIFICATION



EPC Rating  
C



2 Roller  
Shutter Doors



First Floor  
Offices



Secure  
Yard



Three Phase  
Power Supply



6.49m  
Eaves Height



## ACCOMMODATION

Approximate gross internal areas.

UNIT 10	SQ FT	SQ M
Warehouse	11,252	1,045.3
Ground Floor Office	285	26.5
First Floor Office	1,237	114.9
<b>TOTAL</b>	<b>12,774</b>	<b>1,186.7</b>

UNIT 11	SQ FT	SQ M
Warehouse	13,019	1,209.5
Ground Floor Office	286	26.6
First Floor Office	1,240	115.2
<b>TOTAL</b>	<b>14,545</b>	<b>1,351.3</b>

<b>UNIT 10 &amp; 11 COMBINED</b>	<b>27,319</b>	<b>2,538</b>
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## ADDITIONAL YARD

An additional yard area of approximately 13,312 sq ft is also available to rent separately.

## TENURE

A new lease is available from the Landlord on terms to be agreed.

## LOCATION



**Beddington Lane  
Tram Stop**  
1 Mile | 4 Mins



**A23**  
2.9 Miles  
12 Mins



**M25**  
12.8 Miles  
36 Mins



**Gatwick Airport**  
19.4 Miles  
43 Mins



**Central London**  
10.6 Miles  
45 mins



**Heathrow Airport**  
31.6 Miles  
50 Mins



**CRO 4TT**



**FOR FURTHER  
INFORMATION,  
PLEASE CONTACT:**

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