

BeddingtonCross

£17.50
PER SQ FT*
* Subject to Terms & Conditions

8272 BEDDINGTON LANE

UNIT 13

UNIT 14

UNITS 13 & 14 TO LET FULLY REFURBISHED

15,729 - 31,573 sq ft Industrial / Warehouse

BEDDINGTON CROSS, BEDDINGTON FARM ROAD, CROYDON, SURREY CR0 4XH

Accommodation

All measurements are approximate Gross Internal Areas, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

Unit 13	sq m	sq ft
Ground Floor Warehouse	1,461	15,729
Total	1,461	15,729

Unit 14	sq m	sq ft
Ground Floor Warehouse	1,472	15,844
Total	1,472	15,844

M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at www.commercialleasecode.co.uk



UNIT 14 INTERNAL

BEDDINGTON CROSS, BEDDINGTON FARM ROAD, CROYDON, SURREY CR0 4XH

Description

The units have been comprehensively refurbished, and are of portal frame construction, with part brick and steel clad elevations beneath a pitched roof. Both units benefit from loading doors at the front and rear, enabling a through flow of goods.



NEW METAL PROFILED
ROOF SYSTEM



EV CHARGING
POINTS



ROLLER SHUTTER
DOORS



EAVES HEIGHT
5.2M



GROUND FLOOR
OFFICES



NEW TRIPLE-SKIN
GRP ROOF LIGHTS



WC
FACILITIES



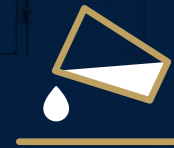
24 HOUR ON-SITE
SECURITY



12 ALLOCATED
FORECOURT PARKING
SPACES



ADDITIONAL 17 CAR
PARKING SPACES
TO THE REAR



EPOXY RESIN FLOOR
(UNIT 14)



POTENTIAL FOR
CROSS LOADING



BEDDINGTON CROSS, BEDDINGTON FARM ROAD, CROYDON, SURREY CR0 4XH



THERAPIA LANE TRAMLINK
0.3 MILES

CROYDON TOWN CENTRE
3.2 MILES

M25 JUNCTION 7
9.5 MILES

GATWICK AIRPORT
18.3 MILES

Source: Google Maps

Existing Occupiers

abellio

dpd

Pearroc

serco

smiths news

Service Charge

Details upon application.

Terms

The units are available on a new Full Repairing and Insuring Lease on terms to be agreed, and can be taken either individually or in combination.

Rental

£17.50 per sq ft, exclusive.

Business Rates

The properties have a current Rateable Value of:

- Unit 13 - £179,000.
- Unit 14 - £180,000.

VAT

The property has been elected for VAT.

EPC

- Unit 13 - EPC A - 24.
- Unit 14 - EPC A - 22.



M&G Real Estate, Centro Commercial Limited & SHW for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of M&G Real Estate, Centro Commercial Limited & SHW has any authority to make or give any representation or warranty whatever in relation to this property. Prepared January 2025. Designed by **threesixtygroup**

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