

TO LET 12,774 - 27,319 SQ FT

BATH HOUSE ROAD | CROYDON | CRO 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**



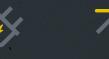


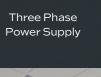


Secure Yard



2 Roller Shutter Doors







# 6.49m Eaves Height

#### **ACCOMMODATION**

Approximate gross internal areas.

UNIT 10	SQFT	SQ M
Warehouse	11,252	1,045.3
Ground Floor Office	285	26.5
First Floor Office	1,237	114.9
TOTAL	12,774	1,186.7
UNIT 11	SQFT	SQM
Warehouse	13,019	1,209.5
Ground Floor Office	286	26.6
First Floor Office	1,240	115.2
TOTAL	14,545	1,351.3
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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



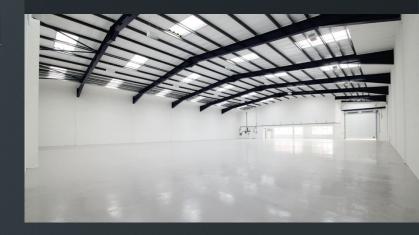
Central London 10.6 Miles 45 mins



Heathrow Airport 31.6 Miles 50 Mins



CRO 4TT





FOR FURTHER INFORMATION, PLEASE CONTACT:



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