

SELF-CONTAINED OFFICES WITH
CAR PARKING

BEDFORD POINT

35 Dingwall Road, Croydon, CR0 2EF



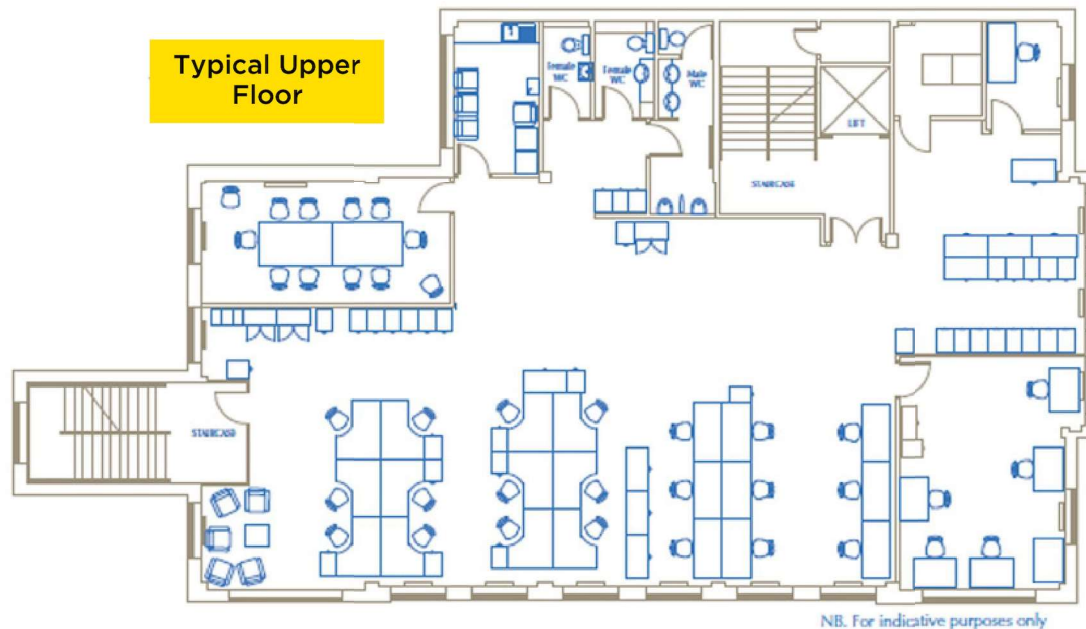
Key Highlights

- Self-contained offices
- 640m to East Croydon station
- 13,115 Sq Ft NIA
- Passenger lift
- 11 on-site parking spaces
- EPC B
- Raised floors
- Meeting rooms

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BEDFORD POINT IS A MODERN, 100% ELECTRIC, SELF-CONTAINED OFFICE BUILDING WITH GENEROUS PARKING PROVISION LOCATED CLOSE TO EAST CROYDON TRAIN STATION.

Location

The property is 640m from East Croydon train station which provides frequent services to Central London and Gatwick (approx. travel time 12 - 15 minutes).

Lease

The premises are available by way of a new direct lease available from 1 December 2024.

Occupational Costs

Rent: Upon application

Service Charge: N/A

Rates Payable: Occupiers are advised to make their own enquiries however we estimate £13.81 per sq. ft

VAT

The building has been elected for VAT

Accommodation - Net Internal Areas

Floor	Use	Area (sq. ft.)	Area sq. m.)
Ground Floor Reception	Office	432	40.1
Ground Floor	Office	2,861	265.8
First Floor	Office	3,309	307.4
Second Floor	Office	3,236	300.6
Third Floor	Office	3,277	304.4
Total	-	13,115	1,218.4

*All areas are subject to final measurement

CONTACTS

Viewings strictly by appointment.

For further information please contact:

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