

BeddingtonCross

FULLY
REFURBISHED



UNIT 8 TO LET AVAILABLE
NOW

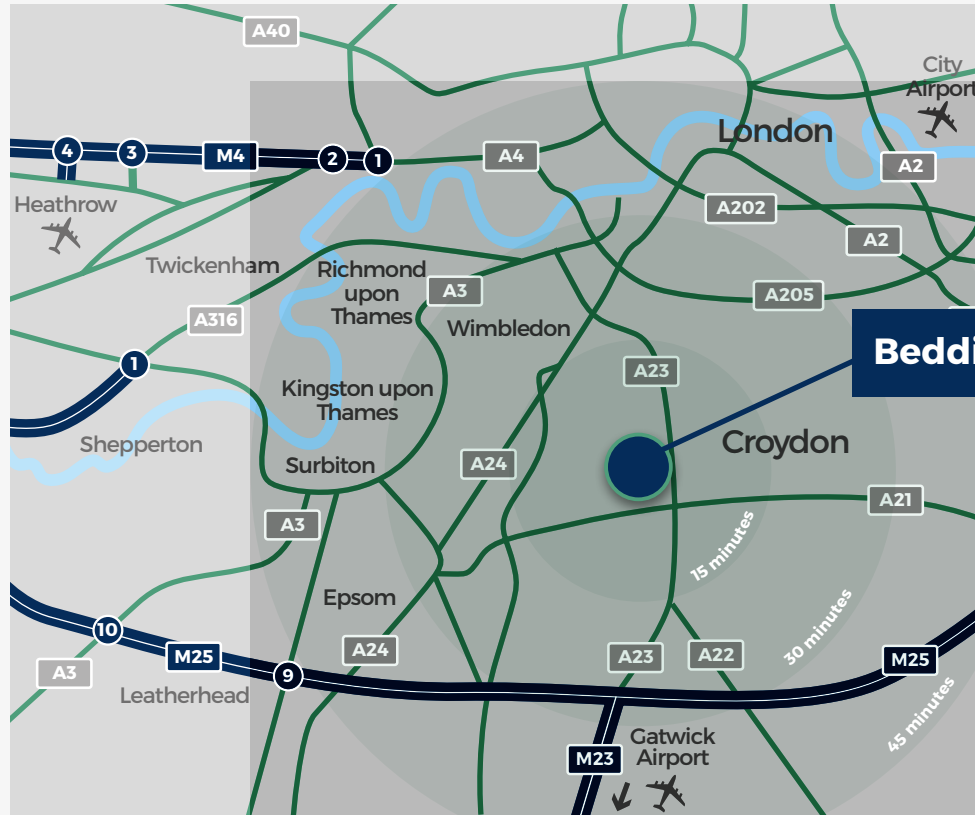
3,985 sq ft Modern Light Industrial Warehouse

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

Location

Beddington Cross lies between Beddington Farm Road and the B272 Beddington Lane, in the heart of Croydon's main industrial and warehousing area to the west of the Town Centre. Beddington Cross and its location has already attracted a number of major occupiers including Royal Mail, UPS, Peloton, DHL and XPO.

The A23 Purley Way gives direct access to Central London and, to the south, the M25 and National Motorway network. The Croydon Tramlink provides direct links to Croydon Town Centre and the main rail network.



Existing Occupiers



Location	Distance	Drive-time	Location	Distance	Drive-time
Therapia Lane Tramlink	0.13 miles	2 minutes	Wimbledon	8.2 miles	27 minutes
A23	0.75 miles	3 minutes	Junction 7 / M25	10.3 miles	26 minutes
Croydon Town Centre	2.0 miles	10 minutes	Central London	10.8 miles	47 minutes

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Description

The mid-terraced unit is of steel portal frame construction with brick and profile cladding, beneath a pitched and insulated roof.

Specification

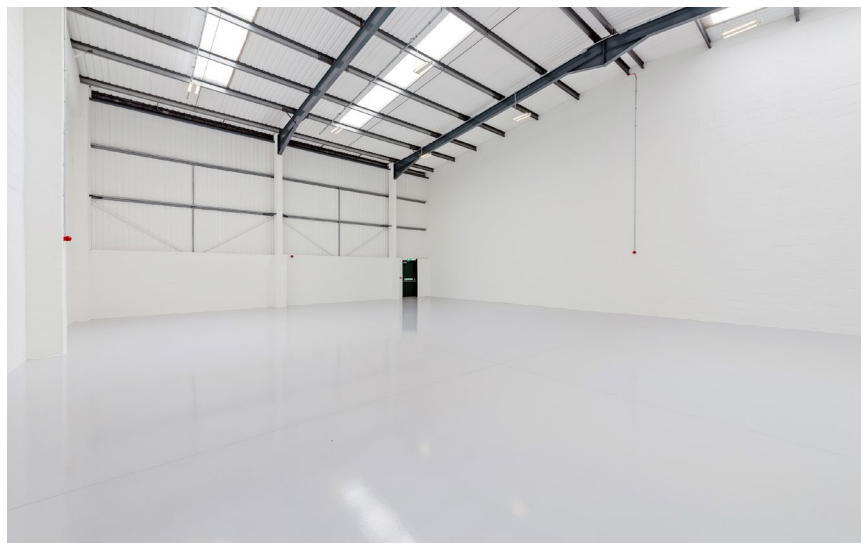
- PV roof panels
- EV charging points
- Electrically-operated panel loading door
- Three phase power
- Clear eaves height 7.5m
- Electric heating to offices
- Front forecourt providing car parking and loading/unloading facilities
- CCTV monitored 24 hour on-site security
- Access control barrier system to the estate
- Ladies/Gents WC facilities

Accommodation

	sq m	sq ft
Ground Floor	306.11	3,295
Ground Floor Offices	26.38	284
First Floor Offices	37.72	406
Unit 8 - Total	370.21	3,985

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.

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



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Service Charge

Details upon application.

Terms

The unit is available on a new Full Repairing & Insuring Lease for a term to be agreed.

Rental

Upon application.

Business Rates

The property has a current Rateable Value of £56,000.

VAT

The property has been elected for VAT.

EPC

The EPC is being reassessed and will be available shortly.



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