



## OPEN STORAGE YARD - TO LET

- 1 - 5.91 Acres (0.4 - 2.39 Hectares)
- Rental £5.00 per sq ft exclusive

## Key Features

- Palisade fencing and concrete/steel push walls on the southern and western boundaries
- Concrete finish and level contours over a large proportion of the site
- Connections to mains water, electricity and sewage
- Access from either Beddington Lane or Mile Road

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.



## Description

Open Storage with level contours and a concrete finish over a large proportion of the site.

The site is bound by palisade fencing together with concrete/steel push walls on the southern and western boundaries.

Access to the site can be gained either directly from Beddington Lane, or indirectly, from Mile Road.

## Location

The subject site is located on the west side of Beddington Lane (B272) between the junctions of Beddington Cross and Greenland Way within a strategic industrial location of south London.

The subject site is approximately 7.5 miles from the M25 Junction 7 / M23 Junction 8 and 9 miles from Central London.

Locally, the A23 Purley Way is approximately 800m east of the site, and surrounding Tramlink Stops include Waddon Marsh, Ampere Way, Therapia Lane and Beddington Lane.

## Accommodation

The yard can be split from 1 acre, but totals the following approximate area:

Area	Acres	Hectares
Open Yard	5.91	2.39
	5.91 Acres	2.39 Hectares

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.



## Terms

The site is available to let either as a whole, or from 1 acre, on a new short-term Lease for a period up to 30 June 2025.

## Rent

£5.00 per sq ft, exclusive.

## VAT

The site has been elected for VAT.

## EPC

The EPC rating for this property is C (74).

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Sole Agents:



**Morgan Pérez**

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