

10 & 11

BEDDINGTON

TRADING PARK



TO LET 12,774 - 27,319 SQ FT

BATH HOUSE ROAD | CROYDON | CR0 4TT

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UNIT 11
14,545 SQ.FT

UNIT 10
12,774 SQ.FT

ADDITIONAL YARD
AREA AVAILABLE

BATH HOUSE ROAD | CROYDON | CR0 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



EPC Rating
C



2 Roller
Shutter Doors



First Floor
Offices



Secure
Yard



Three Phase
Power Supply



6.49m
Eaves Height



ACCOMMODATION

Approximate gross internal areas.

UNIT 10	SQ FT	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	SQ FT	SQ M
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

UNIT 10 & 11 COMBINED	27,319	2,538
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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:**

SHW

Alex Gale

agale@shw.co.uk
07768 500 304

Charlie McKechnie

cmckechnie@shw.co.uk
07961 809 344



Morgan Perez

morgan.perez@centro.plc.uk
07852 169 190

Paul Harwood

paul.harwood@centro.plc.uk
07786 628 143