

108A BEDDINGTON LANE

TO BE REFURBISHED



LIGHT INDUSTRIAL PREMISES

TO LET 37,579 sq ft

108A BEDDINGTON LANE | CROYDON | CR0 4YY

INDICATIVE IMAGE



SPECIFICATION



TO BE REFURBISHED



4 x 3.6m LEVEL ACCESS DOORS



6.54m EAVES HEIGHT



3 PHASE POWER



AIR-CONDITIONED OFFICES



BOARDROOM FACILITIES



44 CAR PARKING SPACES



WCs & KITCHENETTE

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	29,311	2,722.99
Ground Floor Offices	4,676	434.40
First Floor Offices	3,592	333.70
Total (GIA)	37,579	3,491.09
Additional Mezzanine	677	62.89

DESCRIPTION

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

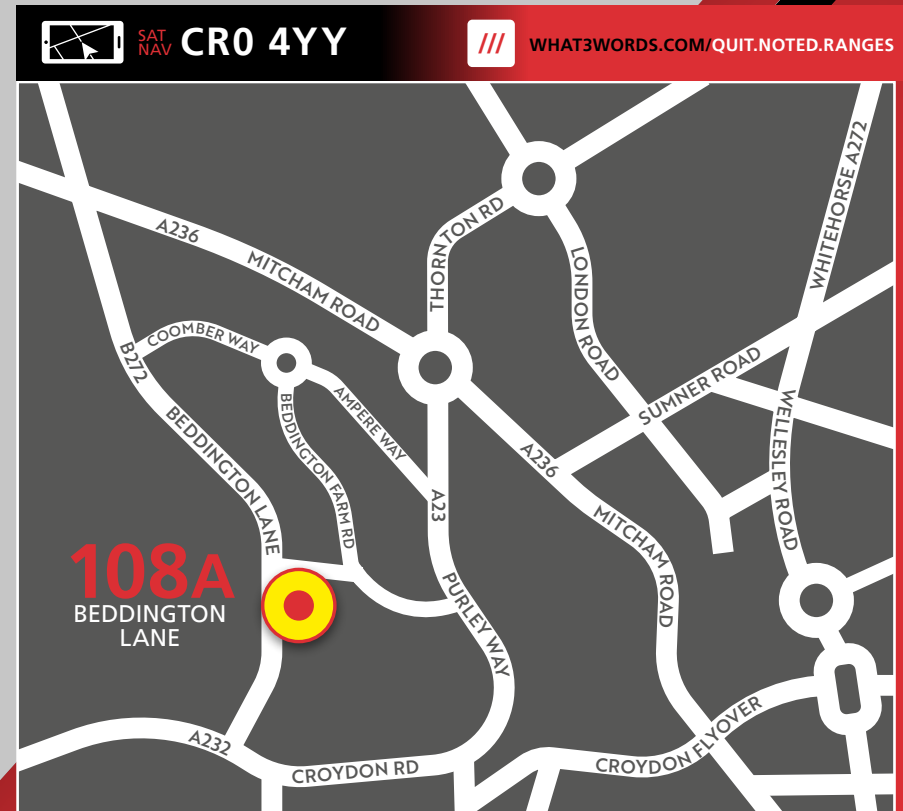


LOCATION

The industrial unit prominently located on the eastern side of Beddington Lane B272), in the heart of Croydon's main industrial and warehousing area.

The property is approximately 11 miles from Junction 7 of the M25, via the A23, affording access to the National motorway network.

Beddington Lane Tramlink stop is a short distance away, providing access to Central Croydon and Wimbledon.



LOCATION	DISTANCE	DRIVE-TIME
A23	1 mile	4 minutes
Croydon Town Centre	2.7 miles	9 minutes
Wimbledon	6.8 miles	28 minutes
Junction 7 / M25	9.1 miles	23 minutes
Gatwick Airport	17.5 miles	32 minutes
Central London	11 miles	59 minutes



FLOOR PLANS

Available upon request.

TERMS

The premises are available on a new Underlease for a term to expire no later than 22 June 2033.

RENT

On Application

RATES

According to the Government website the property has a 2023 Rateable Value of £297,500.

NB: The rates actually payable may be subject to transitional relief.

VAT

The property has been elected for VAT.

EPC

EPC Rating D - 98.

LEGAL COSTS

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

VIEWING

Strictly by appointment through Sole Agents.



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