USP.

Unit 1 Brookmead Industrial Estate, Croydon, CR0 4TS

Industrial To Let

6,401 SQ FT GIA

Available Now

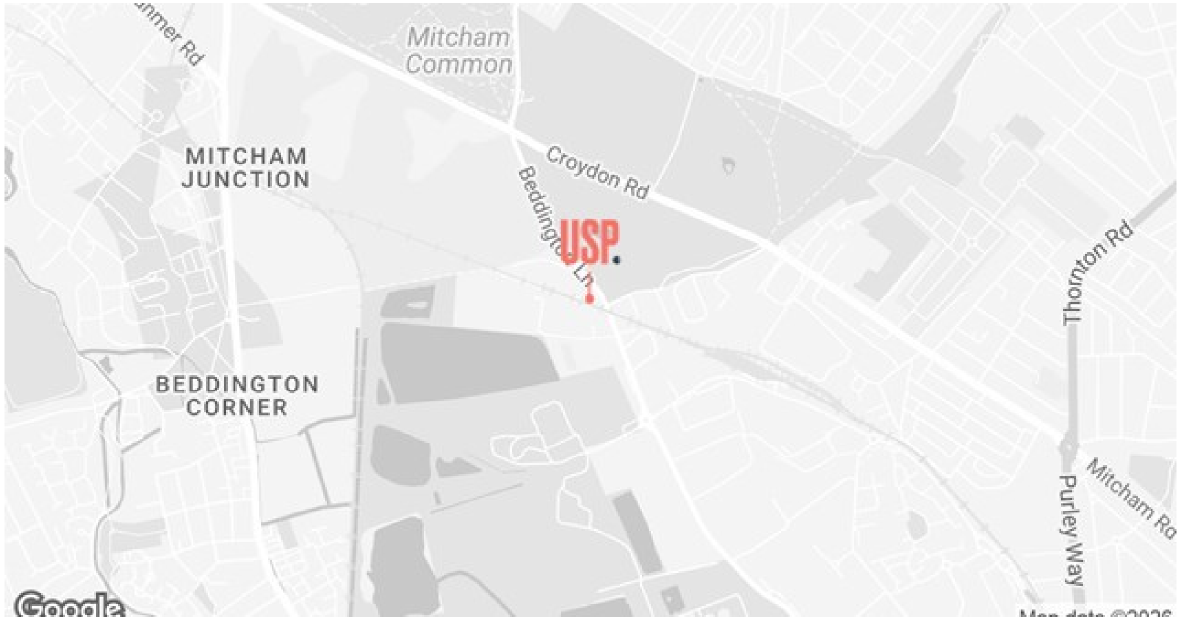
usp.london
020 3757 7777

Accommodation

Floor	Availability	Area (sq ft)
Ground	Available	5,720
First	Available	681
TOTAL		6,401

Amenities

Recently refurbished	Private entrance
LED lighting	Epoxy warehouse floor
3 phase power	Electronic roller shutter
First floor office	Demised forecourt parking
Additional enclosed yard	Well located
Suitable for various occupiers	



Description

Refurbished industrial available to rent

Unit 1 comprises a modern, semi-detached portal steel frame construction industrial unit under brick and profile steel-clad elevations. The unit benefits from open plan warehouse area, 1st floor offices, roller shutter door, W/Cs, three phase power & demised forecourt for parking & electric vehicle charging.

Brookmead Industrial Estate is located in a prominent position in Jessops Way at its junction with Beddington Lane (B272), approximately 10 miles from the M25 Junction 7, M23 Junction 8 and 9 miles from Central London.

The Estate benefits from excellent transport links and is in close proximity to Mitcham Road (A236), Croydon Road (A232), and Purley Way (A23) via the Coomber Way link road. Beddington Lane Tramlink Station is a short distance away which gives access to Central Croydon and Beckenham to the east South Wimbledon Underground Station to the west.

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Further Information

A new lease is available direct from the landlord.

Rent
£120,000pa

Service Charge
Current Year: £7,840.55

Rates
RV: £92,000

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