

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

LED lighting

3 phase power

First floor office

Additional enclosed yard

Suitable for various occupiers

Private entrance

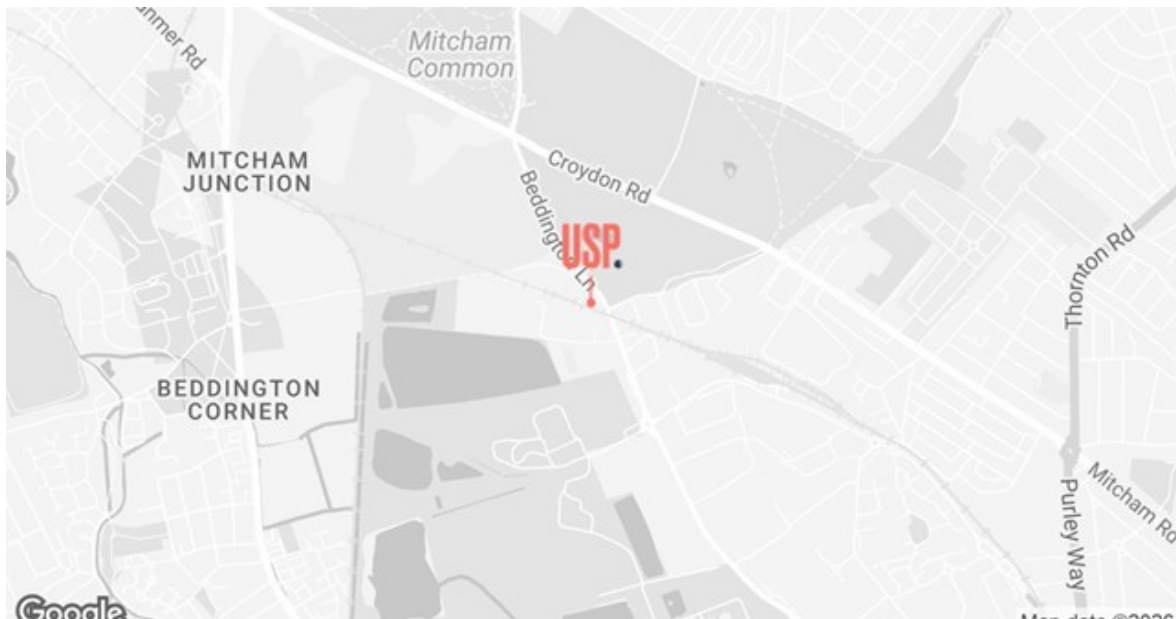
Epoxy warehouse floor

Electronic roller shutter

Demised forecourt parking

Well located





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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Croydon, CR0 4TS

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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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 20/07/2026

