



**MAKING
PROPERTY
WORK**

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TO LET

PLACE OF WORSHIP – 4,349 SQ FT (404.02 SQ M)

Unit 1 - First Floor, 87 Beddington Lane, Croydon, CR0 4TD

DESCRIPTION

The property comprises a first floor commercial space which has historically been used as a place of worship.

The unit benefits from on-site parking, a W/C and an office area to the middle of the unit. The unit is to be fully vacated and cleared.

LOCATION

The property is situated just off the B272 Beddington Lane, close to the junction with Coomber Way, in the heartland of the main industrial area of Croydon.

The estate is approximately 10 miles from Central London and 11 miles from Junction 7 of the M25, providing access to South London, and South Eastern road networks.

Beddington Lane Tram stop is close by, providing access to Croydon, Wimbledon and beyond as well as a link to the mainline railway network at East Croydon Station.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Lobby	132	12.27
First Floor	4,217	391.77
TOTAL	4,349	404.04

Gross Approximate Areas

AMENITIES

- Rare place of worship opportunity
- On site parking
- Three phase electricity
- W/C
- Kitchenette
- Office space
- Refurbished forecourt

RENT

£55,000 per annum.

RATES

Contact the local authority for more information, full relief likely to be available.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

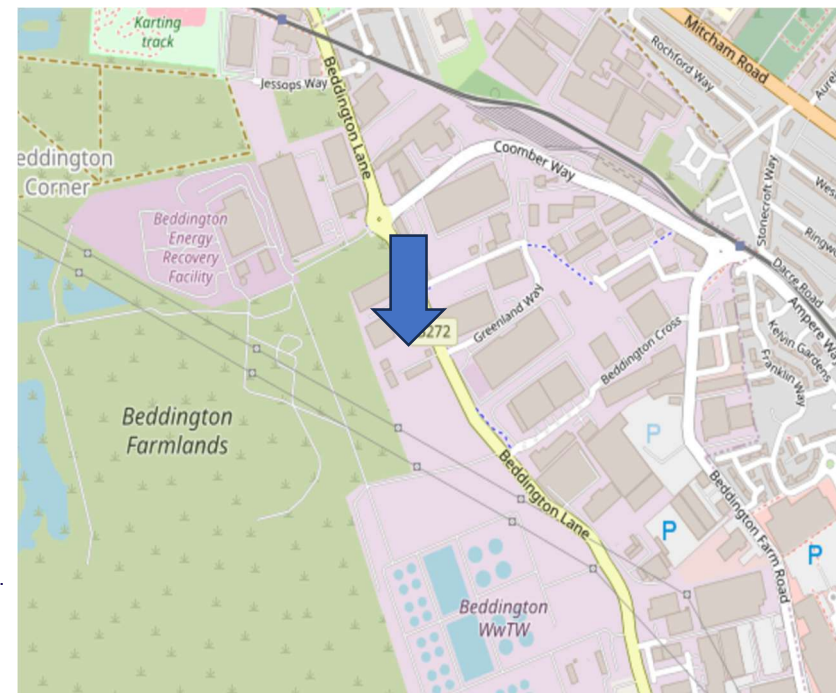
Each party is to be responsible for their own legal fees.

PLANNING

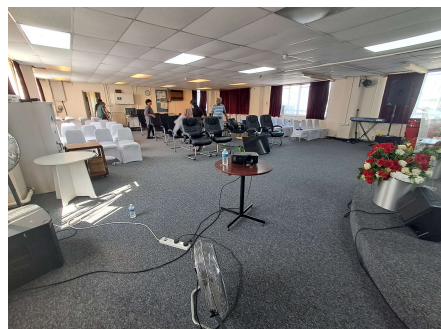
The property has historically been used as a place of worship but interested parties must satisfy themselves that the property has the correct planning consent for their use.

EPC

An EPC is not required for a place of worship.



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