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TO LET

INDUSTRIAL AND WAREHOUSE – 1,076 SQ FT (99.92 SQ M)

Unit 1D, 87 Beddington Lane, Croydon, CR0 4TD

DESCRIPTION

The property consists of a ground floor warehouse/industrial unit of brick construction. The unit is well-suited to small businesses.

The unit benefits from on-site parking, a roller shutter door, a W/C three phase electricity and an office area to the rear of the unit. The unit is to be cleared and redecorated.

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.

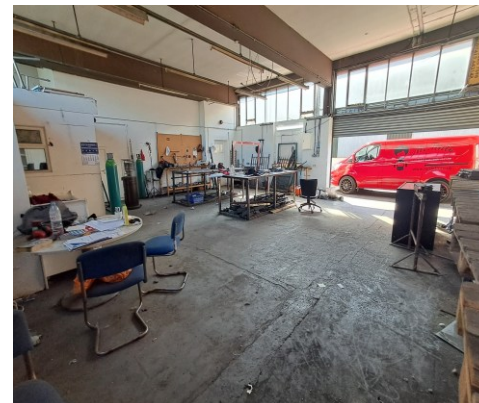
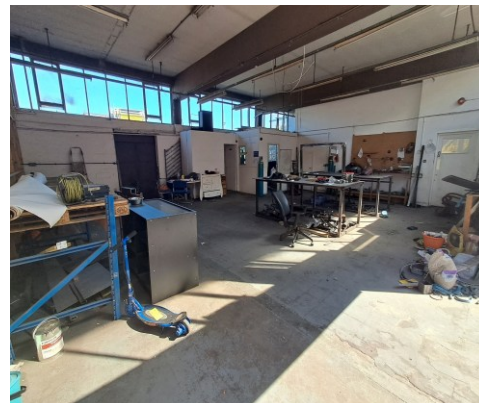
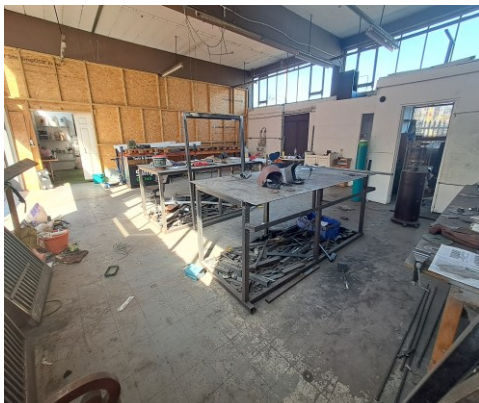
The estate is approximately 10 miles from Central London and 11 miles from Junction 7 of the M25, providing access to South London, and South Eastern road networks.

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
Warehouse	1,076	99.92

Gross Approximate Areas



AMENITIES

- Roller shutter door
- On site parking
- Three phase electricity
- 3.5m clear internal height
- W/C
- Office space
- Refurbished forecourt

RENT

£20,500 per annum.

RATES

The rateable value is due to be reassessed. Contact the local authority for more information.

VAT

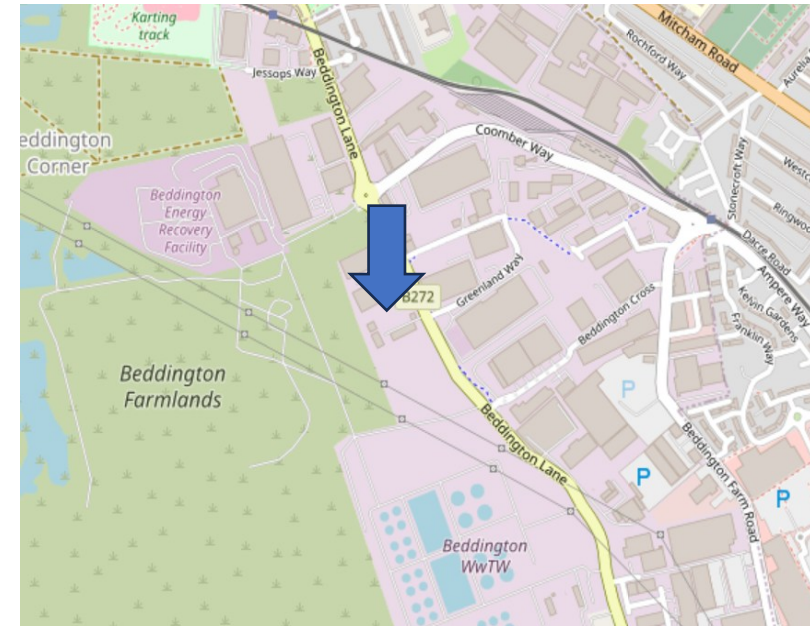
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating D.

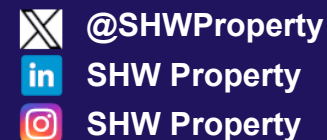


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