



TO LET

6,403 Sq Ft

- AVAILABLE NOW
- 3 PHASE POWER
- LARGE ROLLER SHUTTER
- ALLOCATED PARKING WITH LOADING DOOR
- 1ST FLOOR OFFICE ACCOMODATION

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 1, BROOKMEAD INDUSTRIAL ESTATE, 2 JESSOPS WAY, CROYDON, SURREY, CR0 4TS

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.

The unit has recently been refurbished both internally and externally to a high standard.

Externally, there is a large forecourt for goods loading and parking. There is also a secure gate to the estate.

Location

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.

Location

Brookmead Industrial Estate, Croydon

Legal Costs

Each party will bear their own Legal Costs

VAT

Property is subject to VAT

Planning Information

Use Classes E (G) B2/ B8

Service Charge

£7,253 per annum

Additional Information

Rent

£120,000 Per Annum

EPC

C

Viewing

Viewings made strictly between Petchey and our joint agents

Will Morris

wmorris@petchey.co.uk

Harry Dollin

hdolling@petchey.co.uk

