

AVAILABLE NOW FOR SHORT TERM LETTING Flexible terms available

DC3 & DC4

Beddington Lane, Croydon
CRO 4TD

40,000 to
139,377 sq ft
(3,716 to 12,949 sq m)



LOCATION

DC3 & DC4 Beddington Lane, Croydon is located 0.2 miles (5 minute walk) from Beddington Lane Tram stop which provides direct links to Beckenham Junction and Wimbledon stations.

The building is ideally located to service the wider South London market with links to the A23 and A232.

A brand new industrial unit available on a short term flexible lease, with the ability to split the space from 40,000 sq ft to 139,377 sq ft.

Located in the heart of Croydon's industrial market, this provides great connectivity across South London.

The building has an EPC A rating and a number of sustainable features incorporated within the scheme and the wider park





WAREHOUSE

Steel portal frame

Built-up cladding with 25-year system guarantee

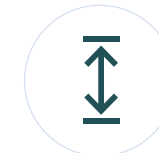
Triple-skinned rooflights to 15% of floor area

LED warehouse lighting with automatic movement and daylight controls are included in

SPECIFICATION

ACCOMMODATION

		SQ FT	SQ M
DC3 & DC4	Ground Floor Warehouse	130,734	12,146
DC3	First Floor Offices	8,643	803
DC3 & DC4	TOTAL GEA	139,377	12,949



15M CLEAR HEIGHT



50 KN/SQ M FLOOR LOADING



40M YARD DEPTH



13 DOCK DOORS



4 LEVEL ACCESS DOORS



127 PARKING SPACES

OFFICE

Enhanced cladding and curtain walling to improve natural lighting with Brise Soleil to reduce solar gain

'Mixed mode' mechanical ventilation system with openable windows

High efficiency gas fired heating with radiators

Solar thermal hot water system

Rainwater harvesting

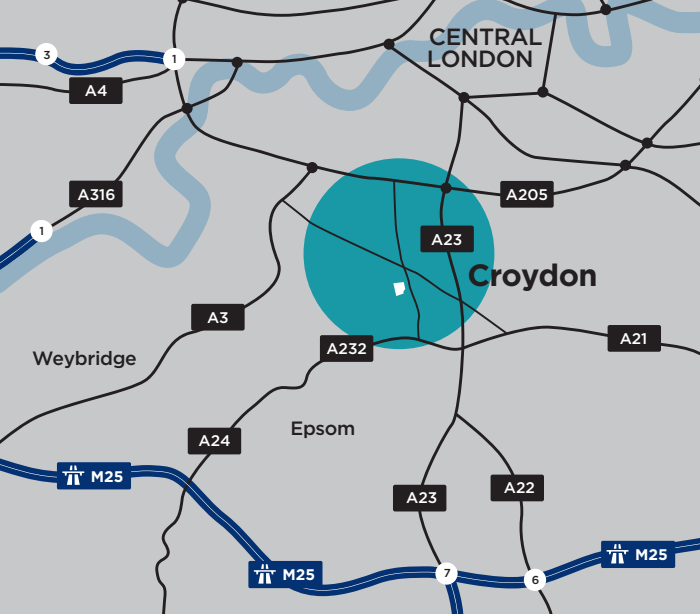
Energy monitoring system with 'smart meters'

LED office lighting with automatic movement and daylight controls

Heavy duty raised access floor with floor boxes and provision for data cabling

Fire alarm system and main panel designed for the future connection of a warehouse fire alarm system

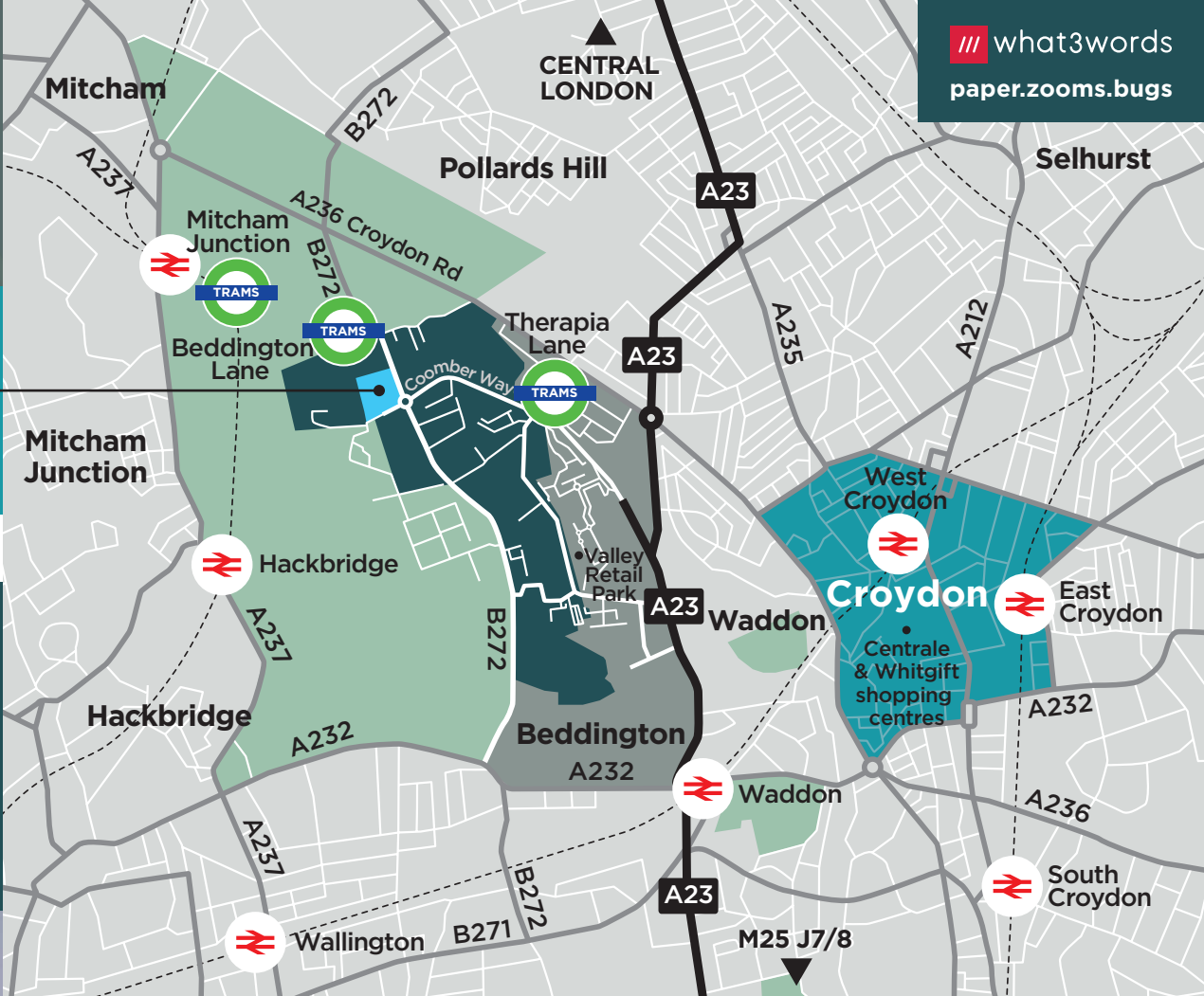




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WIDER ESTATE BENEFITS

- Dedicated CCTV
- Maintained private roads & landscaping
- Park signage
- Maintained park drainage
- Snow clearance/road gritting
- Litter picking



what3words
 paper.zooms.bugs

Beddington Strategic Industrial Location Residential Commercial City centre Open space

VIEWING & FURTHER INFORMATION



For further information contact the sole agents, JLL:

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Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2023.