

TO LET

PROLOGIS



Everest Logistics Park
Beddington
CRO 4GG

what3words: ///deed.attend.spend



Fully Fitted Warehouse
/ Distribution Facility
30,142 sq ft (2,800 sq m)



Prologis
Parsippany
Washington

Industrial & logistics units
DC3: 80,773 sq ft
DC4: 65,740 sq ft

← AVAILABLE CHOICES

OTRB
Logistics

PROLOGIS

Prologis
Parsippany
Washington

PHASE 2

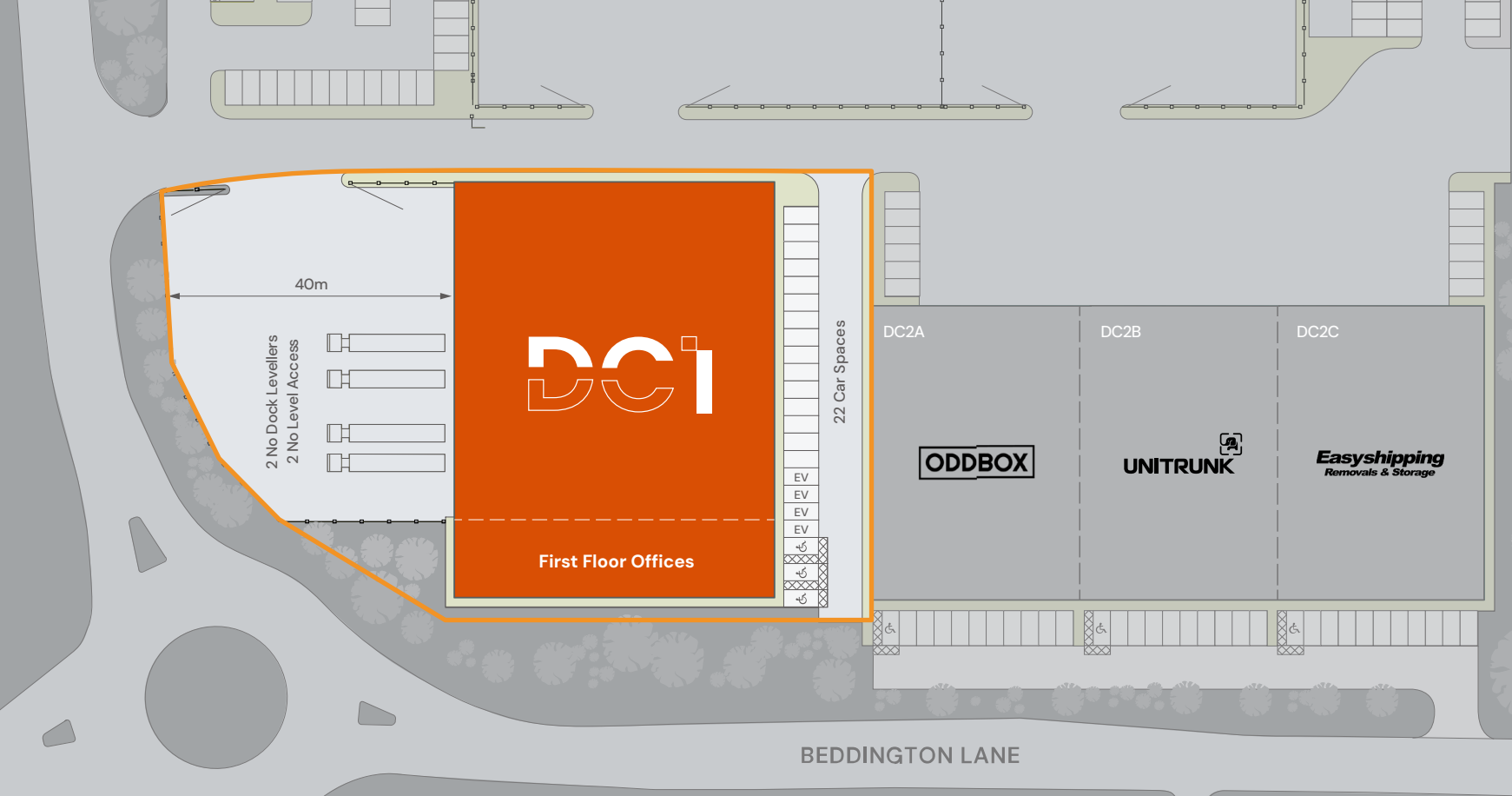
Industrial & logistics units from
15,000 to 46,000 sq ft

→ AVAILABLE CHOICES

OTRB
Logistics


PROLOGIS


□ Exceptional Space, Elevated Standards





The property was newly built to the highest standards by Prologis in 2020 and comprises some 26,040 sq ft of ground floor warehouse accommodation including a mess area and managers office plus 4,102 sq ft of beautifully fitted and furnished offices.


The warehouse is presently fitted out with high bay racking and a state of the art three story mezzanine which provides an additional 15,050 sq ft of storage.


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2 Level Access Doors
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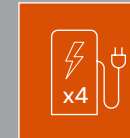
2 Dock Doors
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Clear Internal Height: 10m
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22 Car Parking Spaces
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Yard Depth: 40m
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Secure Yard
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Fully Fitted & Furnished Offices
- 

4 EV Chargers

Fully Fitted Warehousing

Tailored to Your Needs



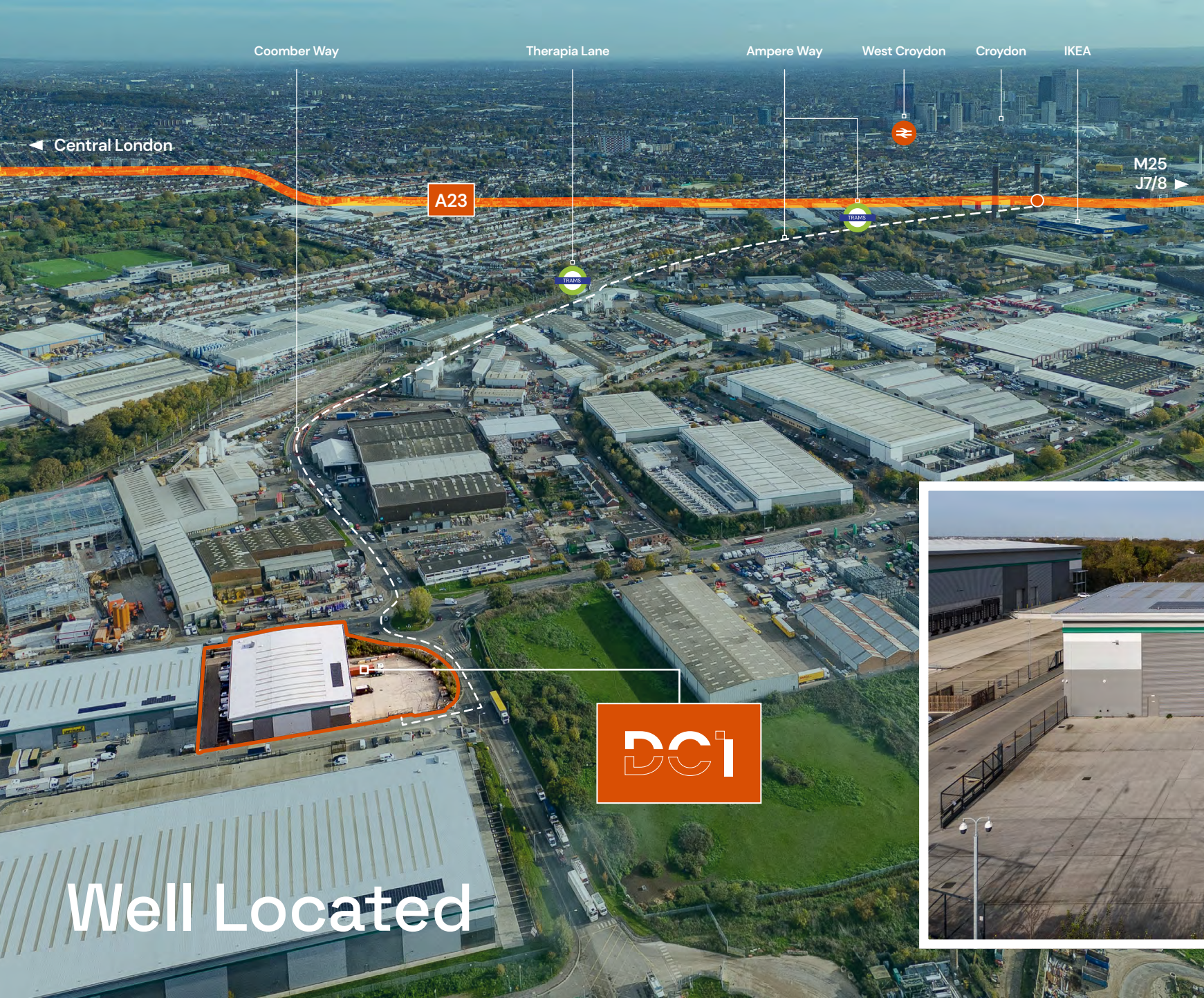
Accommodation (GIA)

Warehouse: 26,040 sq ft

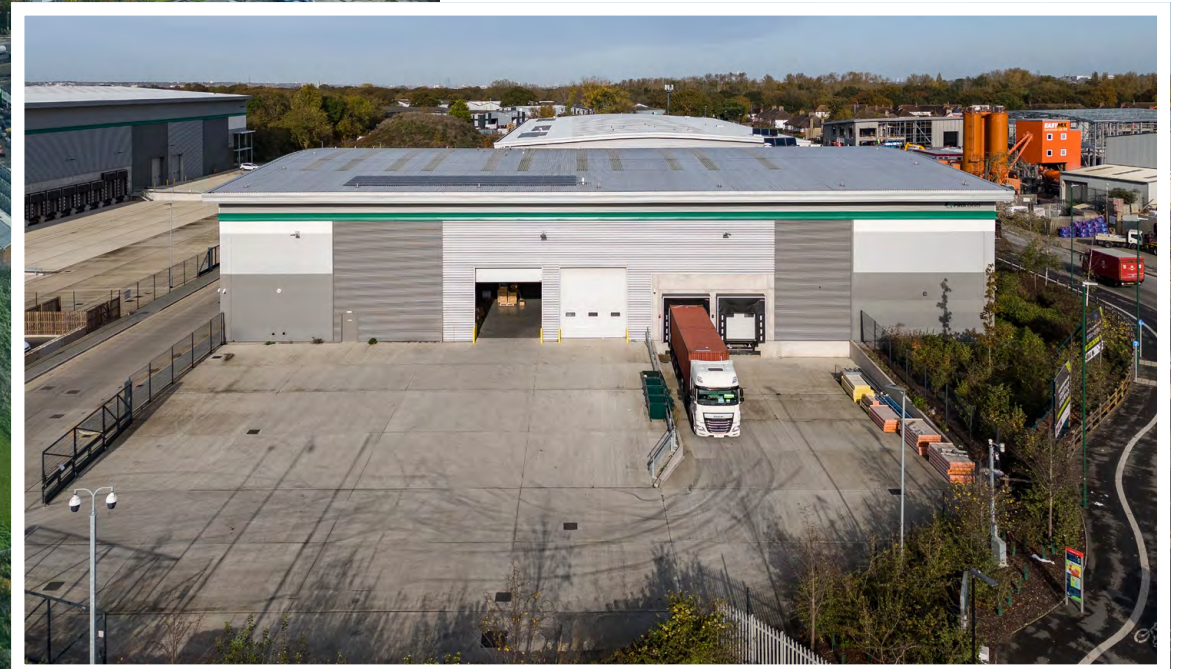
Offices (1st Floor): 4,102 sq ft

TOTAL: 30,142 sq ft



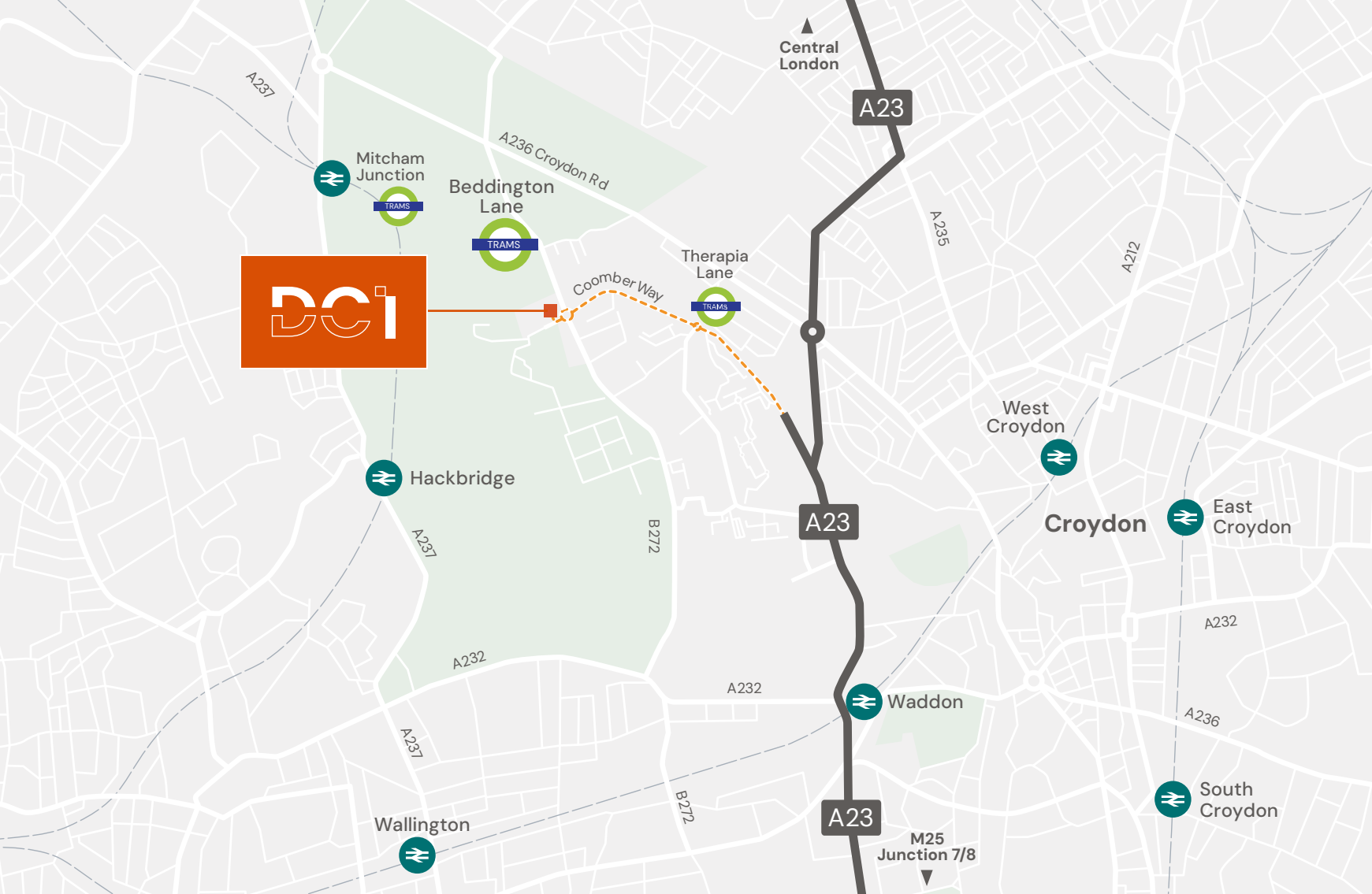


Situated on **Prologis Park Beddington** the property has exceptional transport links with only 30 minutes to Central London and 20 minutes to J7 M25.



Well Located





Tram stops

-  Beddington Lane
3 min walk / 0.1 mile
-  Therapia Lane
13 min walk / 0.6 mile
-  Mitcham Junction
22 min walk / 1 mile

PROLOGIS PARK BEDDINGTON

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Postcode: CRO 4GG

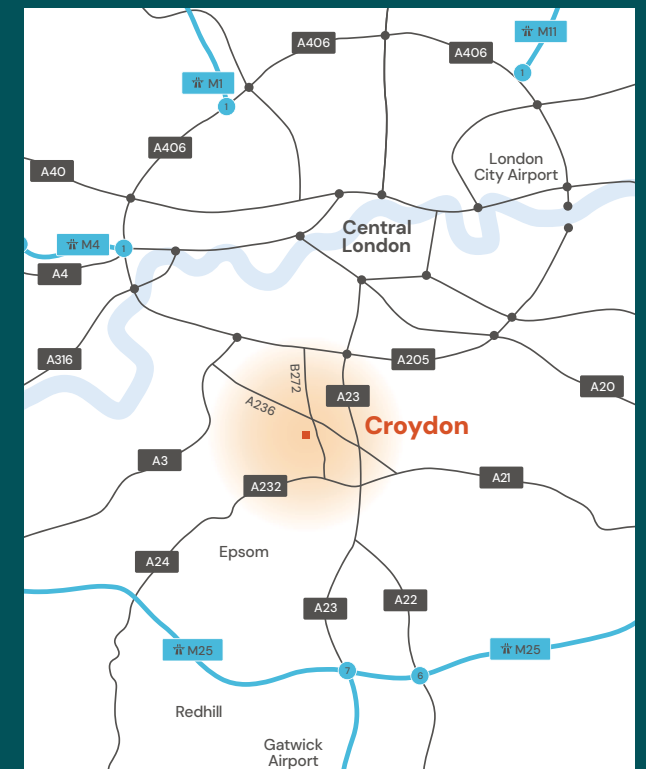
Google Maps: [Click here](#)

what3words: [///deed.attend.spend](#)

J7 M25 5.7 miles (20 mins)

Central London 10.5 miles (30 mins)

Source: Google Maps





**Everest Logistics Park
Beddington
CRO 4GG**

EPC
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Fixtures & Fittings

Racking and mezzanine available by separate negotiation.

Availability

Available via sub-lease or assignment at a low passing rent of £595,460 per annum exclusive (£19.75 psf). The lease expires 11th May 2032 subject to a Tenant only break option and upward only rent review as at 12th May 2027. The lease is outside of the Landlord and Tenant Act 1954 PII.

Business Rates

Occupiers are advised to make their own enquiries to the local authority.

VAT

All prices quoted are exclusive of VAT.

Service Charge

YE2024: £10,674 p.a. (£0.35 per sq ft).

Viewing

Strictly by appointment through sole agents:



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