

9 & 10

BEDDINGTON

TRADING PARK

UNIT 9
13,012 SQ FT

UNIT 10
12,774 SQ FT

£18
PER
SQ FT

TO LET 12,774 - 25,786 SQ FT

BATH HOUSE ROAD | CROYDON | CR0 4TT

9 & 10

BEDDINGTON

TRADING PARK

UNIT 10
12,774 SQ FT

ADDITIONAL YARD
AREAS AVAILABLE

UNIT 9
13,012 SQ FT

BATH HOUSE ROAD | CROYDON | CR0 4TT

DESCRIPTION

The property comprises two units of steel portal frame construction with first floor offices and dedicated yard/car parking area to the front of each unit, which is fenced and secure.

SPECIFICATION



EPC Ratings:
9 - C & 10 - B



1 Roller Shutter
Door per unit



First Floor
Offices



Secure
Yard



Three Phase
Power Supply



6.49m
Eaves Height



ACCOMMODATION

Approximate gross internal areas.

UNIT 9	SQ FT	SQ M
Warehouse	11,382	1,057.4
Ground Floor Office	335	31.1
First Floor Office	1,295	120.3
TOTAL	13,012	1,208.8

UNIT 10	SQ FT	SQ M
Warehouse	11,252	1,045.3
Ground Floor Office	285	26.5
First Floor Office	1,237	114.9
TOTAL	12,774	1,186.7

UNIT 9 & 10 COMBINED	25,786	2,395.5
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2 ADDITIONAL YARDS

12,215 sq ft and 13,312 sq ft yards are available to lease separately or with the units.

TENURE

A new lease is available from the Landlord on terms to be agreed.



WATCH VIDEO

LOCATION



**Beddington Lane
Tram Stop**
1 Mile | 4 Mins



A23
2.9 Miles
12 Mins



M25
12.8 Miles
36 Mins



Gatwick Airport
19.4 Miles
43 Mins



Central London
10.6 Miles
45 mins



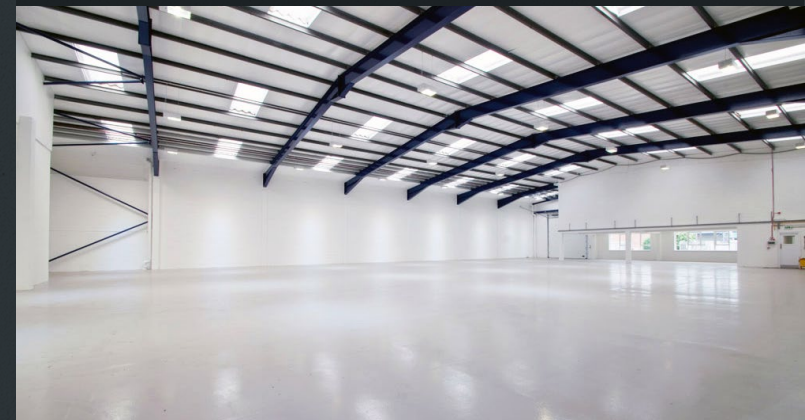
Heathrow Airport
31.6 Miles
50 Mins



what3words.com/
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CRO 4TT



**FOR FURTHER
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