Knight Frank

To Let

150 Beddington Lane, Croydon, CR9 4NH

1.54 acre plot with 19,440 sq ft (1,806 sq m) Warehouse / Industrial unit

- Rare Low Site Cover Opportunity
- Secure Site
- Prominent Corner Plot on Beddington Lane

Your partners in property

The Property

Description

This 1.54-acre plot offers secure storage with 22,537 sq ft of buildings.

The main unit is arranged over two floors with shutter access to both levels with a small office, kitchenette and w/c's. The second unit offers a secure storage space with additional welfare facilities. The open storage is arranged over three levels.

Highlights

- **High Profile -** builders merchant/trade counter premises, may suit alternative industrial, warehouse, roadside retail STP
- **Passing rent –** 40% of open market rental value
- **Hardstanding** – The majority of the site is of hardstanding

Accommodation

	Sq Ft	Sq M
Main Warehouse GF	9,720	903
Main Warehouse FF	9,720	903
Secondary Storage Warehouse	3,097	288
TOTAL	**22,537**	**2,093**

Features

Level access loading door (main unit X2) (secondary unit x5)

Welfare facilities in both units

Secure self contained site

8 parking spaces (possible to have more)

3.0 – 4.5m Clear height

Location

150 Beddington Lane occupies a **prominent position within Croydon's established industrial and logistics corridor**, an area long recognised as one of **South London's most strategic commercial locations**. The property benefits from **excellent transport connectivity**, with immediate access to the **A23 Purley Way**, providing direct routes north to **Central London (c.10 miles)** and south to the **M23/M25 interchange (Junction 7/8)**.

Beddington Lane Tramlink stop is located nearby, offering regular services to **East Croydon, Wimbledon and Beckenham.**

The surrounding area is characterised by a strong occupier mix including **Amazon, DHL, Selco, Howdens and Travis Perkins**, reflecting sustained demand from **trade counter, logistics and last-mile delivery occupiers**.

Transport Links

West Croydon Train Station
(2.0 miles)

London Bridge
(25 mins)

Kings Cross
(46 mins)

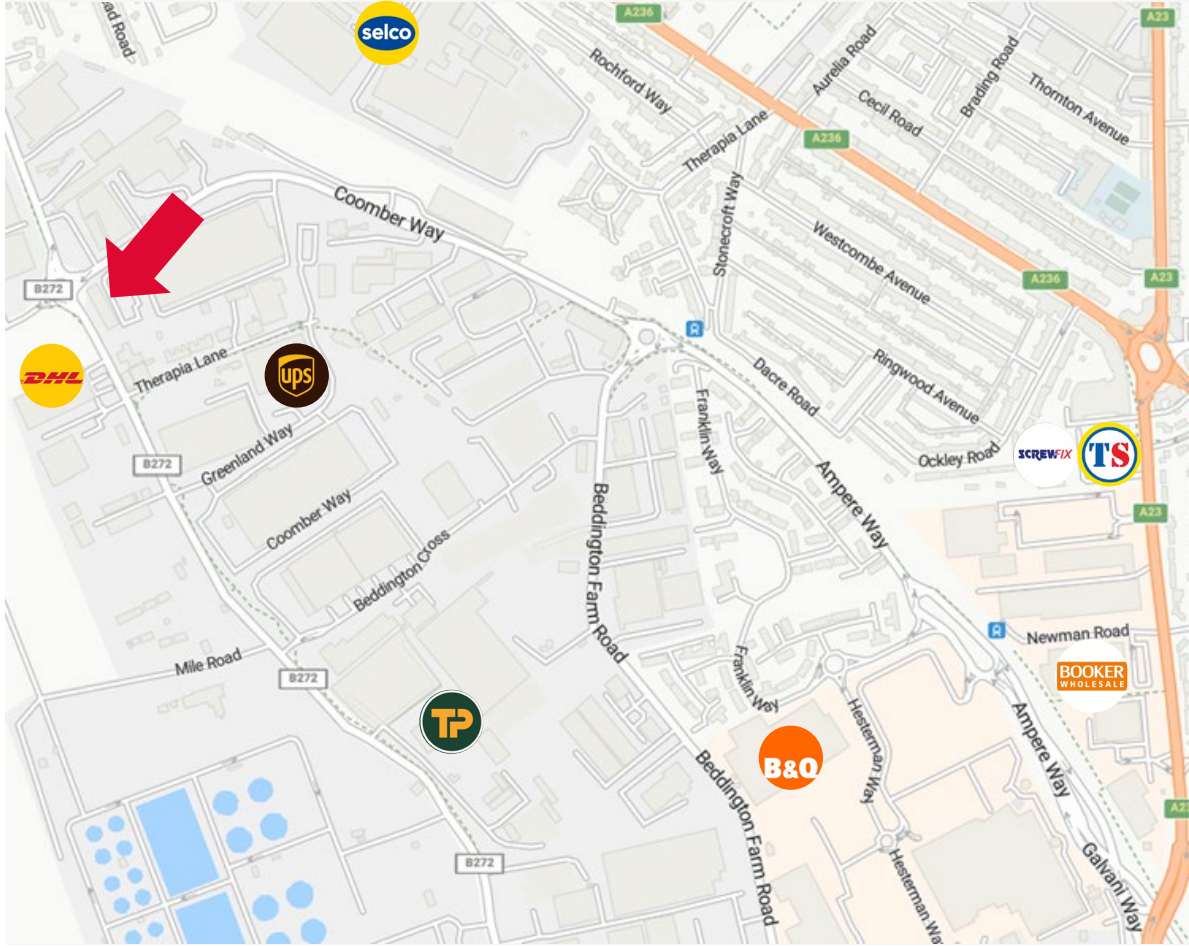
Green Park
(42 mins)

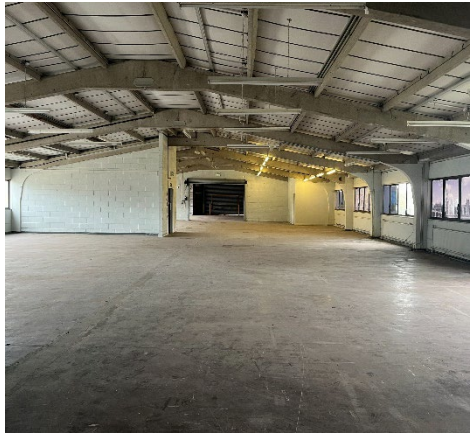
Therpia Lane Tram
(0.5 miles)

Wimbledon
(25 mins)

Beckenham Junction
(42 mins)

New Addington
(48 mins)





Contact

Terms

The property is available by way of assignment or a new lease through negotiation with the landlord.

The rent payable (£115,000pa) under the current lease terms is 40% of market value. The lease expires 31.03.2030. Premium offers invited for the leasehold interest.

Price and lease terms are available on application for a new lease.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

EPC

Available upon request.

Rateable Value

Interested parties are advised to make their own enquiries with the Borough of Croydon

Legal Costs

Each party to bear their own legal costs.

VAT

The property is elected for VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents

Knight Frank

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

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Particulars dated February 2026. Photographs dated November 2025.

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