BeddingtonCross

FULLY REFURBISHED

£20.50 PER SQ FT

UNIT 3 TO LET

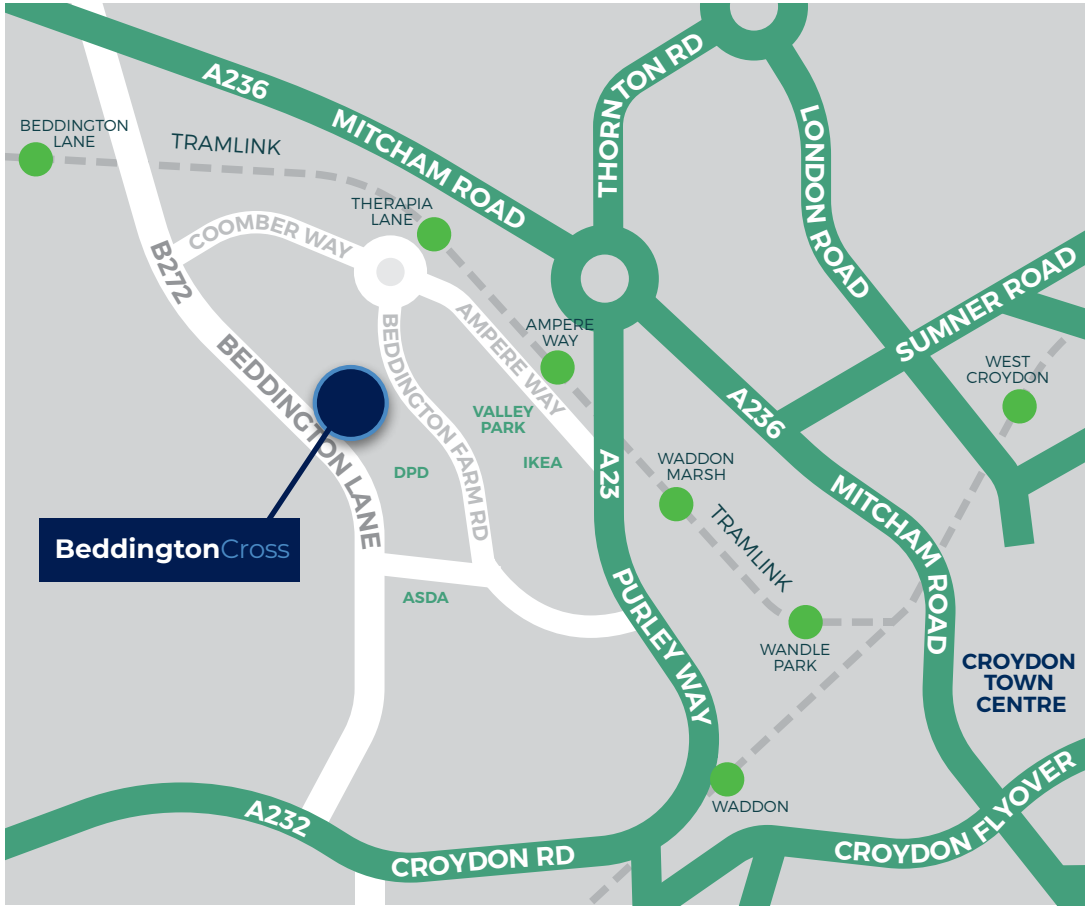
14,988 sq ft Modern Light Industrial Warehouse

BEDDINGTON CROSS, BEDDINGTON FARM ROAD, CROYDON, SURREY CR0 4XH

Drive-Times

All times are approximate - Source: Google Maps.

Location	Distance	Drive-time
Therapia Lane Tramlink	0.13 miles	2 mins (5 min walk)
A23	0.75 miles	3 mins
Croydon Town Centre	2.0 miles	10 mins
Wimbledon	8.2 miles	27 mins
Junction 7 / M25	10.3 miles	26 mins
Central London	10.8 miles	47 mins



Local Occupiers

abellio · dpd · DHL · Pearroc · serco · smiths news · XPOLogistics · ASDA · Royal Mail · ups

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Accommodation

	sq m	sq ft
Ground Floor Warehouse	1,237.1	13,316
Ground Floor Offices/WCs	77.7	836
First Floor Offices	77.7	836
Unit 3 - Total (GIA)	**1,392.5**	**14,988**

All measurements are approximate Gross Internal Areas, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

CLICK HERE TO WATCH THE UNIT 3 VIDEO

- EPC RATING A+
- 2 EV CHARGING POINTS
- 42 kWp SOLAR PV SYSTEM
- 2 NEW ELECTRIC ROLLER DOORS
- CLEAR EAVES HEIGHT 7.5m
- 30 ALLOCATED PARKING SPACES
- NEW ROOF LIGHTS
- GOOD QUALITY OFFICES
- NEW LED LIGHTING THROUGHOUT
- 24 HOUR ON-SITE SECURITY & CCTV
- NEW KITCHENETTE & TEA-POINT

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Service Charge

Details upon application.

Terms

The unit is available on a new Full Repairing & Insuring Lease for a term to be agreed.

Rental

Upon application.

VAT

The property has been elected for VAT.

Business Rates

The property has a Rateable Value of £204,000 to 31/03/26. From 01/04/26, the Rateable Value is £270,000.

EPC

EPC Rating A+.

M&G Real Estate supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Follow the Lease Code at www.commercialleasecode.co.uk

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M&G Real Estate

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