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# MODERN REFURBISHED INDUSTRIAL WAREHOUSE - TO LET

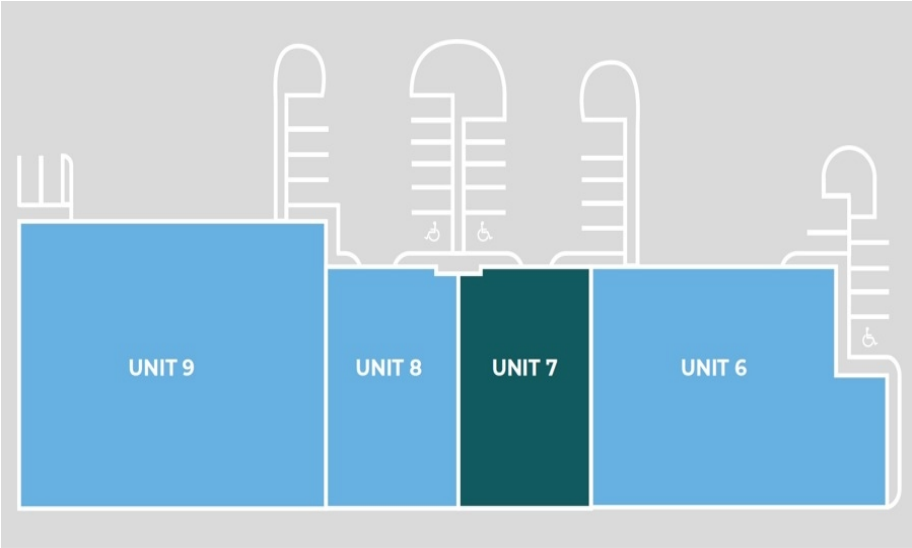
- 4,021 Sq Ft (373.55 Sq M)
- Rent On Application

Unit 7 Beddington Cross, 136-138 Beddington Farm Road, Croydon, Surrey CR0 4XH

## Key Features

- Electrically operated roller shutter door
- 7.5 m clear eaves height, Apex 8.1m
- Three phase power
- New LED lighting throughout
- 42kWp Solar PV System
- EV charging points
- 24 hour on site security
- On-site demised car parking spaces

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.




## Description

The mid-terraced unit is of steel portal frame construction with brick and profile cladding, beneath a pitched and insulated roof.

## Location

Beddington Cross lies between Beddington Farm Road and the B272 Beddington Lane, in the heart of Croydon's main industrial and warehousing area to the west of the Town Centre. Beddington Cross and its location has already attracted a number of major occupiers including DPD, DHL, Serco, Royal Mail, Asda and UPS.

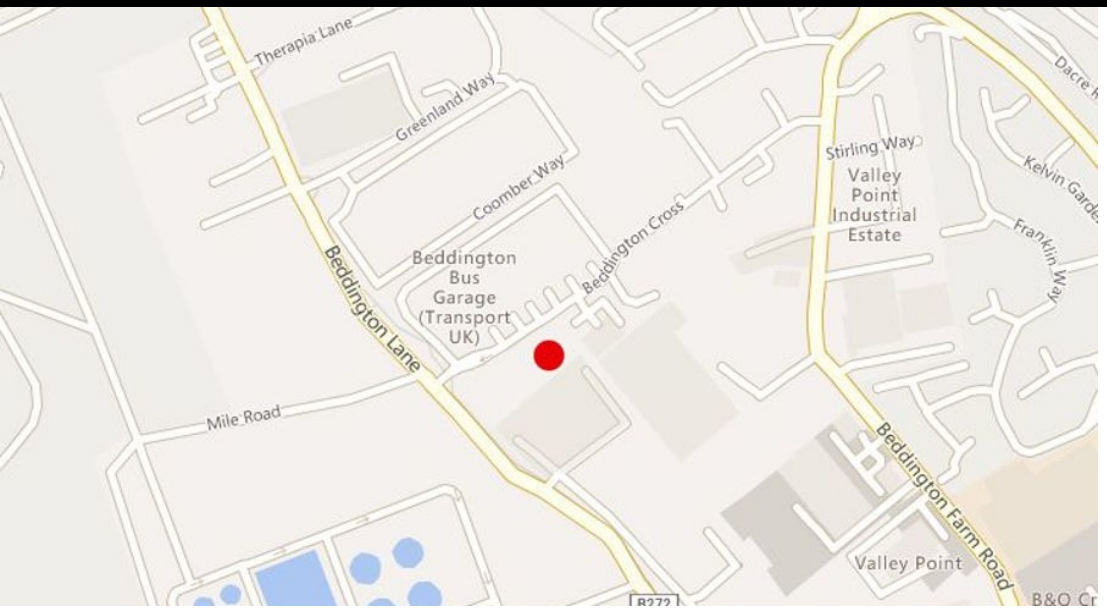
The A23 Purley Way gives direct access to Central London and, to the south, the M25 and National Motorway network. The Croydon Tramlink provides direct links to Croydon Town Centre and the main rail network.

## Accommodation

The premises have the following approximate floor areas.

| Area | Sq Ft | Sq M |
|---|---|---|
| Ground Floor | 3,621 | 336.39 |
| First Floor | 400 | 37.16 |
| Total Gross Internal Floor Area | 4,021 Sq Ft | 373.55 Sq M |

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.




## Terms

The premises are available to let on a new Full Repairing and Insuring Lease for a term to be agreed.

## Rent

On Application

## Rates

According to the Government website the property has a 2026 Rateable Value of £73,500. Therefore, the rates payable for the current financial year for 2026-2027 are £35,280 NB: The rates actually payable may be subject to transitional relief.

## VAT

The property has been elected for VAT.

## EPC

The EPC rating for this property is C (66).

## Service Charge

Details upon application

## Legal Costs

Each party is to be responsible for their own costs in this transaction.

## Viewing

Strictly by appointment through Joint Sole Agents:

CENTRO
020 8401 1000
www.centro.plc.uk

SHW SHW.CO.UK
020 8662 2700

Morgan Pérez
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Centro Commercial Limited believe these particulars are correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable. The property described in these particulars is subject to availability and formal contract.