

10 & 11

BEDDINGTON

TRADING PARK



TO LET 12,774 - 27,289 SQ FT

BATH HOUSE ROAD | CROYDON | CR0 4TT

DESCRIPTION

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

SPECIFICATION



EPC Rating
C



2 Roller
Shutter Doors



First Floor
Offices



Secure
Yard



Three Phase
Power Supply



6.49m
Eaves Height

ACCOMMODATION

Approximate gross internal areas.

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	12,744	1,186.7

UNIT 11	SQ FT	SQ M
Warehouse	13,019	1,209.5
Ground Floor Office	286	26.6
First Floor Office	1,240	115.2
TOTAL	14,545	1,351.3

UNIT 10 & 11 COMBINED	27,289	2,538
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TENURE

The units are available on assignment or sub lease of the remaining term to the 30th June 2024. The passing rent for Unit 10 & 11 is £347,242.50. Alternatively, a new lease may be available from the landlord.

A further yard area may be available from the landlord opposite the subject units subject to agreeing an additional rent and term.

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



CRO 4TT



FOR FURTHER INFORMATION,
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