BEDDINGTON

TRADING PARK



TO LET 12,774 - 27,289 SQ FT

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



Secure Yard



2 Roller

Shutter Doors

Three Phase **Power Supply**



First Floor Offices



6.49m Eaves Height



ACCOMMODATION

Approximate gross internal areas.

UNIT 10	SQFT	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	SQFT	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
		2,538

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 1Mile | 4 Mins



A23 2.9 Miles 12 Mins



M25 12.8 Miles 36 Mins



Gatwick Airport 19.4 Miles 43 Mins

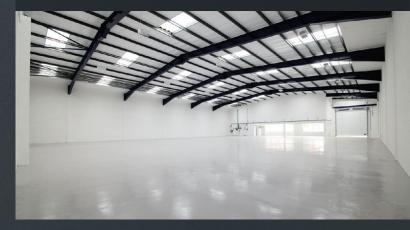


Central London 10.6 Miles 45 mins



Heathrow Airport 31.6 Miles 50 Mins





FOR FURTHER INFORMATION, **PLEASE CONTACT:**



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