

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**SHW**

**MAKING  
PROPERTY  
WORK**  
**SHW.CO.UK**



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 15,844 SQ FT (1,471.91 SQ M)**

**Unit 14, Beddington Cross Industrial Estate, Beddington Farm Road, Croydon, CR0 4XH**

**DESCRIPTION**

Unit 14 Beddington Cross is a terraced unit situated on the Beddington Cross Industrial Estate, which is a fully secure, self-contained industrial estate.

The unit is of portal frame construction, with part brick elevations and steel cladding under a pitched roof. The unit benefits from loading doors at both ends enabling a through flow of goods.

The unit is to be fully refurbished and will be ready for occupation Q3 2024.

**LOCATION**

The Beddington Cross Industrial Estate is situated between Beddington Farm Road and the B272 Beddington Lane. Surrounding occupiers include Royal Mail, DPD, DHL and UPS.

Beddington Farm Road is connected to the A23 Purley Way, which provides direct access to Central London to the North, and to the M25 at Junction 7 to the South, which provides access to the National Motorway Network.

Therapia Lane tram station is situated next to Beddington Cross Industrial Estate, which provides access to Croydon Town Centre to the East and Wimbledon to the West.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Warehouse	15,844	1,471.91

**AMENITIES**

- To be refurbished throughout
- Ready for occupation Q3 2024
- 4 Roller shutter doors
- Eaves height 5.2m
- Ground floor offices
- Roof lights
- 24 Hour on-site security
- Ladies/gents WC facilities
- 12 allocated forecourt parking spaces
- Additional on-site car parking to the rear

**RENT**

Rent on application.

**TENURE**

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

**RATES**

Rateable value - £180,000 (2023).

**VAT**

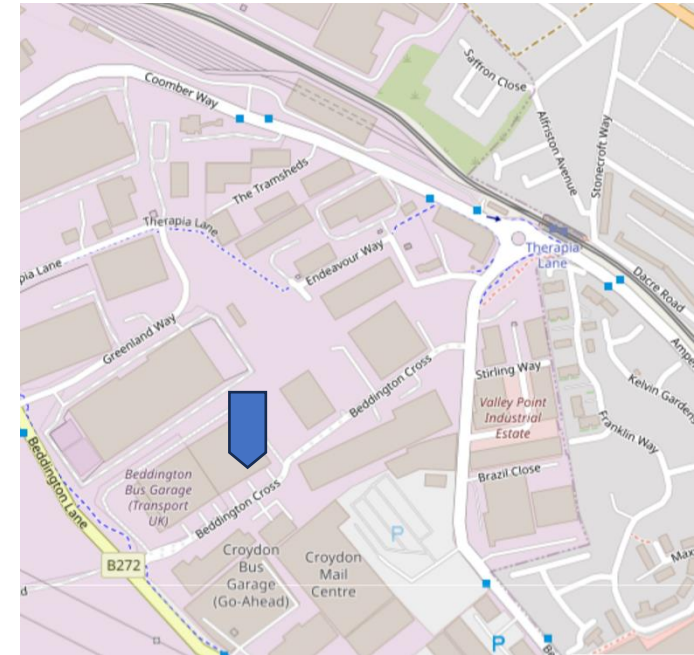
VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

An EPC is being prepared and will be available shortly.



© OpenStreetMap contributors

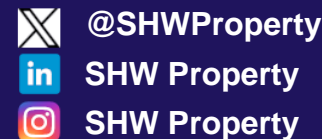


Photos are of the unit in its existing condition and will be fully refurbished

**VIEWINGS – 020 8662 2700**

**Charlie Mckechnie** t: 07961 809 344  
**Alex Gale** t: 07768 500 304  
**Centro** t: 020 8401 1000

e: cmckechnie@shw.co.uk  
 e: agale@shw.co.uk



**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan-estration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316