

BeddingtonCross

INDICATIVE IMAGE

**TO BE
REFURBISHED**

UNIT 14 TO LET AVAILABLE
Q3 2024

15,844 sq ft Industrial / Warehouse

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

Accommodation

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.

	sq m	sq ft
Ground Floor Warehouse	1,472	15,844
Unit 14 - Total	1,472	15,844

M&C 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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Description

The terraced 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.



NEW METAL PROFILED
ROOF SYSTEM



EV CHARGING
POINTS



4 ROLLER SHUTTER
DOORS



EAVES HEIGHT
5.2M



GROUND FLOOR
OFFICES



NEW TRIPLE-SKIN
GRP ROOF LIGHTS



WC
FACILITIES



24 HOUR ON-SITE
SECURITY



12 ALLOCATED
FORECOURT PARKING
SPACES



ADDITIONAL ON-SITE
CAR PARKING
TO THE REAR

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



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.

Business Rates

The property has a current Rateable Value of £130,000.

VAT

The property has been elected for VAT.

EPC

The EPC is targeted B - 35, and will be available shortly following reassessment.



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