

BeddingtonCross

FULLY
REFURBISHED

UNIT 3 TO LET

14,988 sq ft Modern Light Industrial Warehouse

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

**CRO 4XH**what3words.com/mixed.long.client

Drive-Times

All times are approximate - Source: Google Maps.



Location	Distance	Drive-time
Therapia Lane Tramlink	0.13 miles	2 mins (5 min walk)
A23	0.75 miles	3 mins
Croydon Town Centre	2.0 miles	10 mins
Wimbledon	8.2 miles	27 mins
Junction 7 / M25	10.3 miles	26 mins
Central London	10.8 miles	47 mins

Local Occupiers

abellio



Pearroc

serco

smiths news

XPOLogistics

ASDA



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Accommodation

	sq m	sq ft
Ground Floor Warehouse	1,237.1	13,316
Ground Floor Offices/WCs	77.7	836
First Floor Offices	77.7	836
Unit 3 - Total (GIA)	1,392.5	14,988

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.



EPC
RATING
A+



2 EV
CHARGING
POINTS



42 kWp
SOLAR PV
SYSTEM



2 NEW
ELECTRIC
ROLLER DOORS



CLEAR
EAVES HEIGHT
7.5m



30 ALLOCATED
PARKING
SPACES



NEW
ROOF
LIGHTS



GOOD
QUALITY
OFFICES



NEW
LED LIGHTING
THROUGHOUT



24 HOUR
ON-SITE SECURITY
& CCTV



NEW
KITCHENETTE
& TEA-POINT



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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.

VAT

The property has been elected for VAT.

Business Rates

The property has a Rateable Value of £204,000 to 31/03/26. From 01/04/26, the Rateable Value is £270,000.

EPC

EPC Rating A+.

M&G 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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