

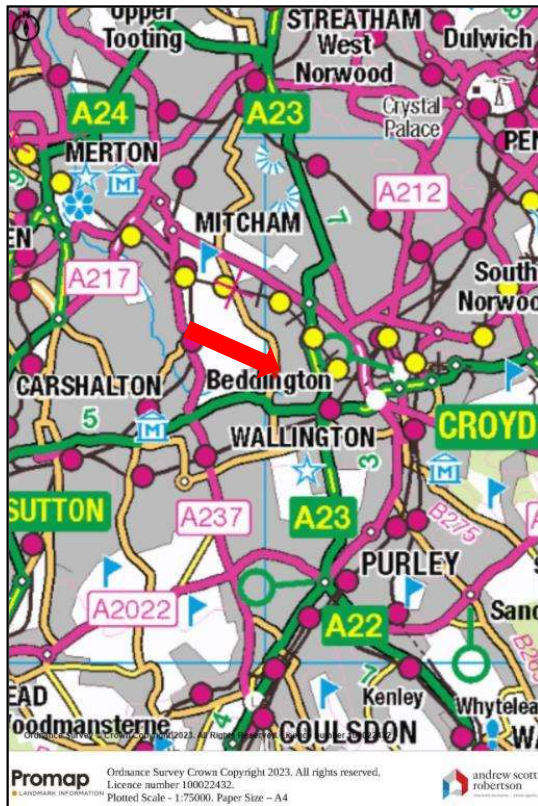
UNIT 1
Anchor Business Centre
102 Beddington Lane
Croydon
CR0 4YX

5,614 sq. ft.
(521.55 sq. m.)



Industrial/ Trade/ Business Unit – To Let

LOCATION PLAN



LOCATION

The property is located off Beddington Lane in an established industrial area within the London Borough of Sutton and 1 mile to the west of A23 Purley Way. The location affords easy access to both Central London, M25, South Coast ports and London Gatwick Airport.

East Croydon station is just over 3 miles to the east and provides regular fast train services to London Victoria, with a journey time of approximately 15-18 minutes, London Gatwick Airport, and Brighton.

SITUATION

The property is situated towards the southern end of Beddington Lane, close to ASDA's Croydon superstore.

The estate is a long established industrial and warehouse location and is also a hub for many trade operators with occupiers including Wickes, Travis Perkins, and Jewson.

The A23 Purley Way to the east has established itself as a prime out of town retail pitch with occupiers including IKEA, J Sainsbury, Mercedes, Screwfix, Morrisons and Costco.

COMMUNICATIONS



- Croydon – 3.5 miles
- M23 / M25 (Jct 7) – 9.5 miles
- Central London – 11 miles



(from East Croydon)

- Gatwick Airport – 15 minutes
- London Victoria – 17 minutes
- London Bridge – 18 minutes



- Gatwick Airport – 18 miles
- London Heathrow – 18 miles
- City Airport – 19 miles

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Industrial / Business Unit - To Let

Unit 1
Anchor Business Centre
102 Beddington Lane
Croydon CR0 4YX

Rent: £84,500 per annum exclusive

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

DESCRIPTION

This unit forms part of a terrace of four industrial units constructed in 2022 of brick elevations under a steel trussed roof.

Unit 1 comprises ground floor industrial/warehouse space with first floor accommodation for storage/office use.

AMENITIES

- Ground floor ceiling height is approx. 3.5 metres.
- Electric roller shutter door.
- Forecourt / parking area.
- All mains' services (except gas) are available.
- Good trade counter location.

ACCOMMODATION (GIA)

Ground 2,807 sq. ft. (260.77 sq. m.)
First 2,807 sq. ft. (260.77 sq. m.)
TOTAL 5,614 sq. ft. (521.55 sq. m.)



Industrial / Business Unit - To Let

Rent: £84,500 per annum exclusive

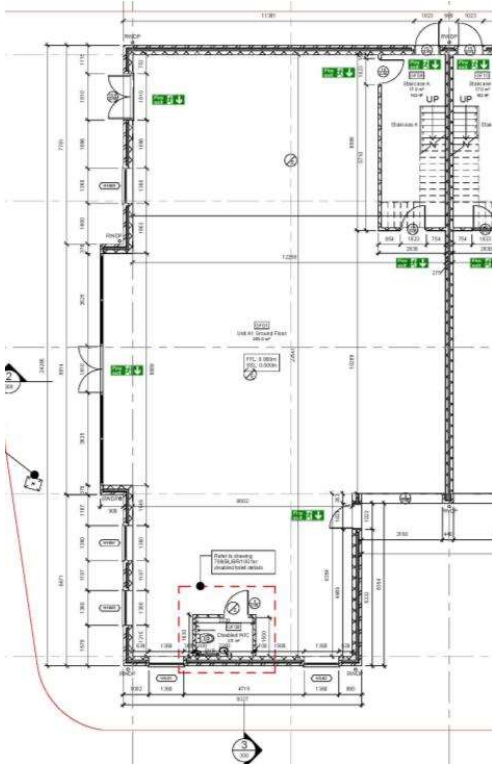
Unit 1
Anchor Business Centre
102 Beddington Lane
Croydon CR0 4YX



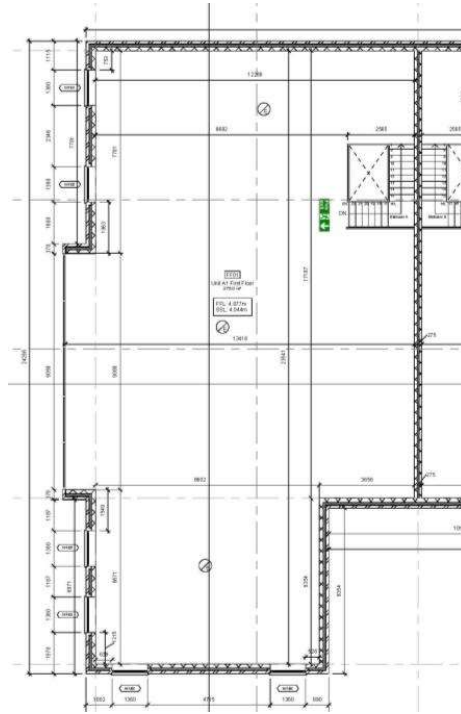
AR & QS Holdings Limited T/A Andrew Scott Robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- VAT may be applicable.
- the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Andrew Scott Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

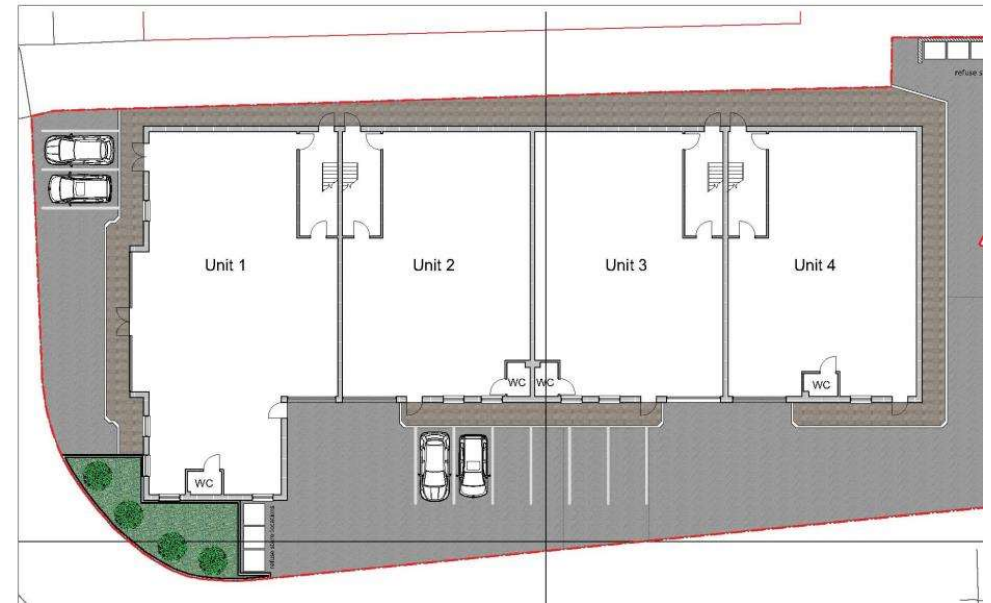
FLOOR AND SITE PLANS



Ground Floor



First Floor



Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Industrial / Business Unit - To Let

Rent: £84,500 per annum exclusive

Unit 1
Anchor Business Centre
102 Beddington Lane
Croydon CR0 4YX



AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

TENURE

New lease is available on terms to be agreed.

VAT

The property is not elected for VAT.

EPC

Band B (46) Expires 7 Dec 2032

Further details on request.

LEGAL COSTS

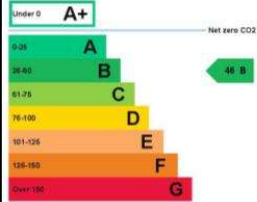
Each party to bear their own legal costs.

RATES

2023 List Rateable Value: £38,000

UBR 2023/2024: £0.499 p in the £

Source: VOA Website

Energy performance certificate (EPC)		
Unit 1 Anchor Business Park 102 Beddington Lane BEDDINGTON CRO 4YX	Energy rating B	Valid until 7 December 2032 Certificate number 7732-1978-4232-1711-6942
Property type	Retail/Financial and Professional Services	
Total floor area	546 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property This property's current energy rating is B.		Properties are given a rating from A+ (most efficient) to G (least efficient). Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.
 <p>The figure shows a horizontal bar chart representing the energy efficiency rating scale from A+ to G. The scale is color-coded: A+ (dark green), A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (red-orange), and G (red). A score of 46 is indicated with a green arrow pointing to the B band. The scale also shows 'Under 0' for A+ and 'Over 100' for G. A 'Net zero CO2' target is marked at the right end of the scale.</p>		

Strictly by appointment via Sole Letting Agents:

Andrew Scott Robertson

Contact: **Stewart Rolfe / Robin Catlin**

Tel: **020 8971 4999**

Email: commercial@as-r.co.uk

Industrial / Business Unit - To Let

Units 1

Anchor Business Centre

102 Beddington Lane

Croydon CR0 4YX

Rent: £84,500 per annum exclusive

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property