



COMMERCIAL PREMISES TO LET



**HUGGINS STUART
EDWARDS**

**3 Richmond Road, Beddington, CR0 4SQ
£22,250 PAX**

3 Richmond Road, Beddington, CR0 4SQ TO LET

Approx 2,108 sqft (195.84 sqm)

DESCRIPTION

Opportunity to occupy a commercial unit providing workshop/warehouse accommodation at ground floor level with 1st floor offices and 2nd floor storage. The property benefits from a secure gated yard providing parking/loading space, 3-phase electricity, electric roller shutters, double glazed windows and a W.C.

Ground Floor	1,129 sqft	104.93 sqm
1 st Floor	643 sqft	59.71 sqm
2 nd Floor	336 sqft	31.20 sqm
TOTAL	2,108 sqft	195.84 sqm
Yard	517 sqft	48.07 sqm

RENT

£22,250 per annum exclusive.

LEASE

New full repairing and insuring lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

Situated on Richmond Road close to the junction with Beddington Lane, which forms part of a major industrial and business hub between Sutton &

Croydon. The nearest train station is Waddon which is approximately 15 minutes by bus and provides regular Southern Services to London terminals via West Croydon.

RATES

Rateable value: £11,000. Rates payable at 43.2p in the £ (2026/27) ****Note 100% small business rate relief for eligible occupiers, occupiers to satisfy themselves as to their eligibility.****

EPC

In the course of preparation.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
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DATE FOLIO NUMBER

Sept 2026 30377

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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