

INDICATIVE IMAGE

BeddingtonCross

£17.50 PER FT²

UNITS 13 & 14 TO LET FULLY REFURBISHED

15,729 - 31,573 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.

Unit 13	sq m	sq ft
Ground Floor Warehouse	1,461	15,729
Total	1,461	15,729

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

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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Description

The units have been comprehensively refurbished, and are of portal frame construction, with part brick and steel clad elevations beneath a pitched roof. Both units benefit from loading doors at the front and rear, enabling a through flow of goods.



NEW METAL PROFILED
ROOF SYSTEM



EV CHARGING
POINTS



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
FORE-COURT PARKING
SPACES



ADDITIONAL ON-SITE
CAR PARKING
TO THE REAR



EPOXY RESIN FLOOR
(UNIT 13)



POTENTIAL FOR
CROSS LOADING



Service Charge

Details upon application.

Terms

The units are available on a new Full Repairing and Insuring Lease on terms to be agreed, and can be taken either individually or in combination.

Rental

£17.50 per sq ft, exclusive.

Business Rates

The properties have a current Rateable Value of:

Unit 13 - £179,000.

Unit 14 - £180,000.

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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