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FOR SALE

MODERN WAREHOUSE/INDUSTRIAL – 5,392 SQ FT (500.92 SQ M)

Unit 1, Valley Point Industrial Estate, Beddington Farm Road, Croydon, Surrey, CR0 4WP

DESCRIPTION

The property comprises end of terrace unit built in 2004 with monopitched roof, ground floor WC's, and first floor offices. The unit has full height loading door and good onsite parking.

LOCATION

The property is located on Valley Point Industrial Estate, off Beddington Farm Road which connects to Coomber Way and Ampere Way, to the west of the Purley Way (A23). The property affords access to the West End to the north and the M25 and the national motorway network to the south.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor – Warehouse & Ancillary	4,354	404.42
First Floor – Office	1,038	96.4
TOTAL	5,392	500.92

PRICE

£1,450,000 Freehold

AMENITIES / OPPORTUNITY

- 8m internal eaves height
- 5 on-site car parking spaces
- Close proximity to tram stop
- Good loading yard
- Prominent unit
- Fitted offices
- Loading door – 4m wide x 4.5m high

RATES

The current Rateable Value of the property is £91,000.

VAT

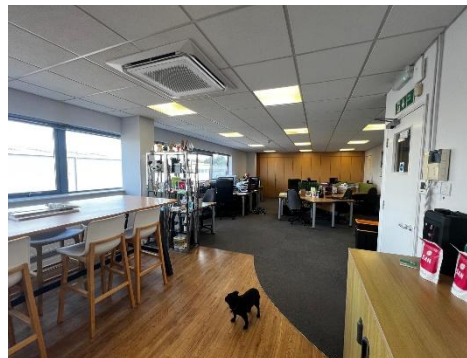
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The Unit has an EPC of B49.

**VIEWINGS – 020 8662 2700**

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