LIGHT INDUSTRIAL UNITS TO LET

HUGGINS STUART EDWARDS

Units 3 & 4 102 Beddington Lane Croydon CR0 4YX

FROM 4,557 SQFT TO 9,155 SQFT

Units 3 & 4, 102 Beddington Lane, Croydon, CR0 4YX

TO LET

From 4,557 sqft to 9,155 sqft approx.

DESCRIPTION

Rare opportunity to occupy brand new business units on Beddington Lane. The properties are of brickwork construction with a steel trussed roof providing ground floor warehouse space with replicated first floors. Each unit benefits from roller shutters, 3-phase electricity and onsite car parking, the properties are available to let, either together on a single lease or as two individual units.

UNIT 3

Ground Floor	2,279 sqft	211.68 sqm
1st Floor	2,279 sqft	211.68 sqm
TOTAL	**4,557 sqft**	**423.36 sqm**

UNIT 4

Ground Floor	2,299 sqft	213.60 sqm
1st Floor	2,299 sqft	213.60 sqm
TOTAL	**4,598 sqft**	**427.20 sqm**

HEIGHT

Warehouse: 3.49m (To underside of beams)
1st Floor: 2.69m (To eaves)

RENT

Unit 3: £70,000 per annum exclusive
Unit 4: £70,000 per annum exclusive.

LEASE

The properties are available by way of new full repairing and insuring leases, terms to be agreed.

LOCATION

Situated on the East side of Beddington Lane at it's Southern End. Notable nearby occupiers include Wickes, Asda, CPI Books and Boyden Tiles. The A23 is close by connecting Croydon with Central London, Brighton and the M23.

RATES

To be assessed.

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
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DATE

March 2021

FOLIO NUMBER

30049

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.

HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS

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