



HS HUGGINS STUART
EDWARDS

Units 1 & 2 Anchor Business Centre 102
Beddington Lane Croydon CR0 4YX
FROM 4,584 TO 10,198 SQFT

Units 1 & 2, 102, Anchor Business Centre Beddington Lane, Croydon, CR0 4YX

TO LET

From 4,584 to 10,198 sqft approx.

DESCRIPTION

Opportunity occupy or purchase Light Industrial/trade counter units. Currently owner occupied the properties comprise two separate units of brickwork construction with a steel trussed roof providing ground floor warehouse/trade counter space with replicated mezzanine floors. Each unit benefits from roller shutters, 3-phase electricity, double glazing and onsite car parking, the properties are available, either together or as two individual units.

Unit 1	5,614 sqft	521.56 sqm
Unit 2	4,584 sqft	425.87 sqm
Total	10,198 sqft	947.43 sqm

RENT

Unit 1: £81,750 per annum exclusive.

Unit 2: £70,000 per annum exclusive.

LEASE

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

PRICE

Alternatively the 999 year long leasehold interest for both units is available for sale at a price of £2.6m. 995 years unexpired.

The adjoining units 3&4 are held under the same long leasehold title and are also being offered for sale as an income producing investment; OIRO £2m:

<https://www.hsedwards.co.uk/details/0030049> Units 3 4 102
Beddington Lane Croydon

Units 3 & 4 are available separately but could be sold with Units 1 & 2 plus a small area of adjacent storage land for a price of £4.6m.

RATEABLE VALUE

Unit 1: £38,000. Unit 2: £38,500. Rates payable at 49.9p in £ 2023/2024

LOCATION

Situated on the East side of Beddington Lane at its 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.

EPC

Unit 1: B-46. Unit 2: C-51

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

LEGAL COSTS

Each party to bear their own legal costs.

CONTACT

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DATE

April 2023

FOLIO NUMBER

30098

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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