



BATHROOM

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3D DESIGN  
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OF SQM  
TILES  
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COMMERCIAL SPACE TO LET

**HS** HUGGINS STUART  
**E** EDWARDS

1<sup>st</sup> Floor Units 1 & 2 Anchor Business Centre  
102 Beddington Lane Croydon CR0 4YX  
FROM 2,000 TO 5,158 SQFT

1<sup>st</sup> Floor Units 1 & 2, 102, Anchor Business  
Centre Beddington Lane, Croydon, CR0 4YX

## TO LET

From 2,000 to 5,158 sqft approx.

### DESCRIPTION

First floor office/warehouse space benefitting from own private ground floor entrance plus parking for 2 cars. Other uses under Class E (Commercial Business & Service) may be considered subject to consents and the space has the potential to be sub-divided into 2 smaller suites of approximately 2,000 & 2,800 sqft if desired.

First Floor, Units 1 & 2

TOTAL	5,158 sqft	479.19 sqm
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### RENT

£15.00 per sqft per annum exclusive.

### LEASE

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

### RATES

To be Assessed.

### 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

In the course of preparation. (Adjoining units in the development have achieved C Ratings)

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### LEGAL COSTS

Each party to bear their own legal costs.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

### DATE

January 2022

### FOLIO NUMBER

30098

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

APEX HOUSE  
10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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