

# Unit 10

Beddington Trading Estate, Croydon  
CRO 4TT

UNIT TYPE Warehouse  
TOTAL AREA 12,774 Sq Ft / 1,187 Sq M  
RENT £19,750.00 PCM + VAT



**UNIT TYPE** Warehouse  
**TOTAL AREA** 12,774 Sq Ft / 1,187 Sq M

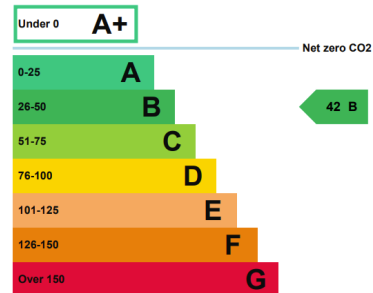
**RENT** £19,750.00 PCM + VAT

Prices shown are exclusive of VAT and business rates.  
Service charge and insurance costs may also apply.

## UNIT FEATURES & AMENITIES

- 3 Phase Power
- Energy Efficient Lighting
- Kitchenette
- Office Space
- Parking
- Roller Shutter
- Yard

## EPC RATING



## DESCRIPTION

Unit 10 is of steel portal frame construction with a first floor office and a dedicated yard/car parking area to the front of the unit, which is fenced and secure. The unit benefits from 6.49m eaves height, three phase power and roller shutter door access. Target EPC B rating.

An additional yard area of approximately 13,312 sq ft is also available to rent separately.

## LOCATION

Beddington Trading Estate is located on Bath House Road just off Beddington Lane, one of the main industrial areas in Croydon. It is located approximately 8.5 miles south of Charing Cross; 3.5 miles to the west of central Croydon and runs between the A232 and the A236. The M25 (junction 7) is within 6 miles and is accessed via the A23.



**Luke Fisher**  
+44 (0) 20 7016 1535  
lfisher@capitalindustrial.co.uk

Capital Industrial prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Capital Industrial will not be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Capital Industrial may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316