

FM Conway Site - Croydon

Beddington Lane, Croydon, Surrey CR0 4TH

10,034 SQ FT ON 1.7 ACRES – TO LET



LOCATION

The site, totalling 1.7 acres and accommodating a two-storey industrial / office building of approximately 10,034 sq ft, is located on Beddington Lane, Croydon. The A23 road, which is accessed less than 1 mile east of the site via Marlowe Way, provides excellent transport links into Central London and the M25 motorway.

The Therapia Lane tram stop is located half a mile north of the site and provides connections to West Croydon, Wimbledon and Mitcham overground stations.

DESCRIPTION

The property, an industrial warehouse building with two-storey office accommodation, benefits from a large secure surfaced yard totalling approximately 1.5 acres.

KEY BENEFITS

- New roller shutter loading door
- Large secure yard
- Rare opportunity to acquire open storage land inside the M25
- Close proximity to major road networks
- Good public transport links – Therapia Lane tram stop less than half a mile from the site

CONTACTS

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CBRE

SUBJECT TO CONTRACT – August 2018

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

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BUILDING ACCOMODATION

	SQ M	SQ FT
GF Warehouse	249.03	2,680
GF Offices / Storage Rooms	209.62	2,256
FF Production / Workshop Area	280.91	3,024
FF Offices / Staff Facilities	192.66	2,074
TOTAL	932.22	10,034

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TENURE

The subject property is available on a leasehold basis only for a term certain of 5 years or 10 (mutual) break at 5. Further information available upon request.

RENT

On application.

EPC

Available upon request.

VIEWING AND FURTHER INFORMATION

Viewing strictly by prior appointment with the sole letting agents.

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