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 twostorey office accommodation, benefits from a large secure surfaced yard totalling approximately 1.5 acres.

CONTACTS

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Jamie Hargreaves

e: Jamie.Hargreaves@cbre.com t: 020 7182 2155

Hannah Stainforth

• Rare opportunity to acquire open storage land inside

• Good public transport links – Therapia Lane tram

Close proximity to major road networks

stop less than half a mile from the site

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on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: se are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any particular of the set o

These are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. While CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Partles should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be hek responsible for any loss or damage including without limitation, indirect or co sequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these

KEY BENEFITS

• Large secure yard

the M25

New roller shutter loading door

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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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SUBJECT TO CONTRACT - August 2018 CBRE Limited on its behalf and for the Vendors or Lessors of this property v



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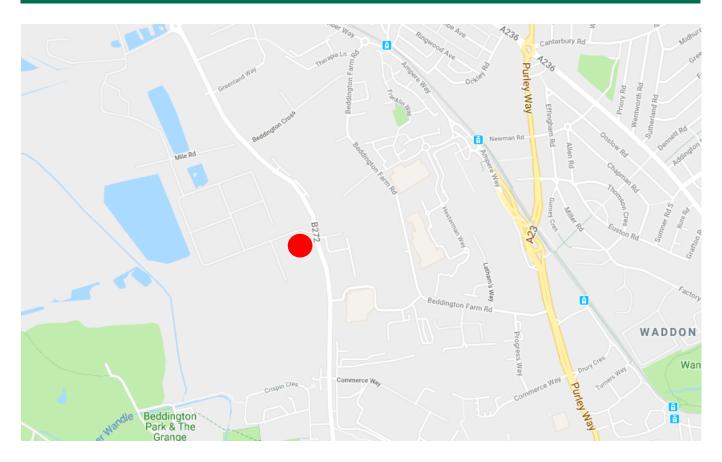
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TENURE

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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