

# 144-146 Beddington Lane, Croydon CR0 4TD



**WAREHOUSE WITH SECURE YARD,  
OFFICES AND PARKING**

**£79,500  
Per annum exclusive**



- Warehouse of approx 5632 sq ft (523.22m<sup>2</sup>)
- Secure yard space of 5180 sq ft (481.22m<sup>2</sup>)
- Easy access to A23 and motorway network

Situated approx 2 miles West of Croydon, the site is on the eastern side of Beddington Lane towards its northern end.

#### Reigate

3 pool house bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

#### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

**T 01737 229200**

## DESCRIPTION

The property comprises of a pair of warehouse units now combined, with fenced car parking to the front marked out into 14 car parking spaces, first floor offices and a surfaced secure yard to the rear accessed from the road beside the premises, Therapia Lane.

Constructed of cavity brick/blockwork under a low pitch steel truss covered with insulated roofing panels. Two roller shutter doors are on the rear elevation.

## ACCOMMODATION

Warehouse – comprising a pair of units each with internal width of 34'2 and depth 63'8 with the party wall removed to provide an open plan area. Gross internal floor area approx 4348 sq ft (403.94m<sup>2</sup>). Each side has two WCs, internal staircase leading to first floor and roller shutter 11'3 high x 9'11 wide. Minimum eaves 11'6.

Offices – First floor offices comprise two office rooms each of approx 1284 sq ft (119.28m<sup>2</sup>).

The surfaced car park to the front is secured by metal fencing and secure gates with 14 spaces.

The surfaced yard is approx 5180 sq ft (481.24m<sup>2</sup>) and is fenced and gated.

## RENT

£ 79,500 + VAT per annum

## LEASE TERMS

A new lease is available for a term and rent review pattern to be agreed.

## RATES

The Valuation Office Agency website lists the unit as having a rateable value of £x.

## VAT

The premises are elected for VAT. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

## EPC

An EPC is available for this property. The property has a rating of C (65).

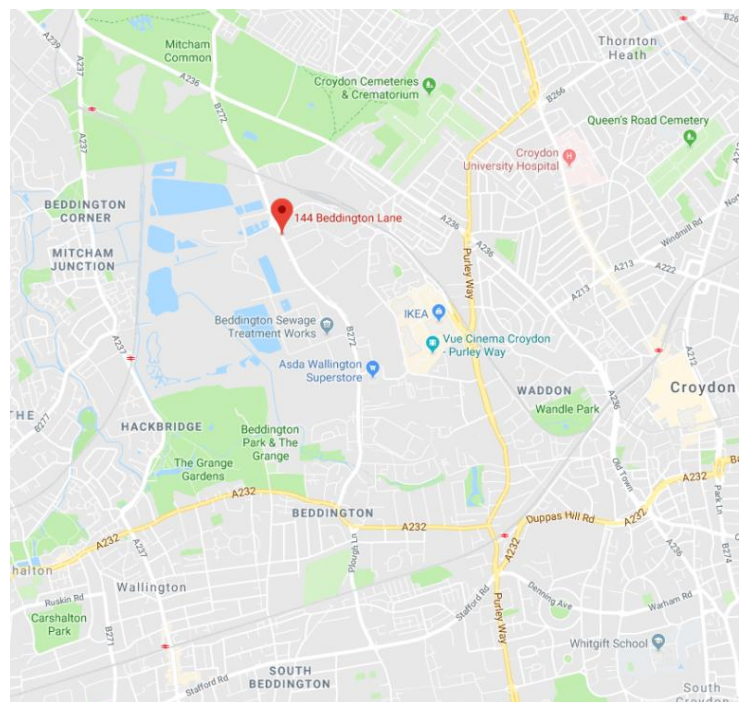
## VIEWING

Strictly by prior appointment only through sole agents:

**ROBINSONS with Martin-Brown**

**01737 229200**

[www.robinsonsmb.com](http://www.robinsonsmb.com)



**T 01737 229200**

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