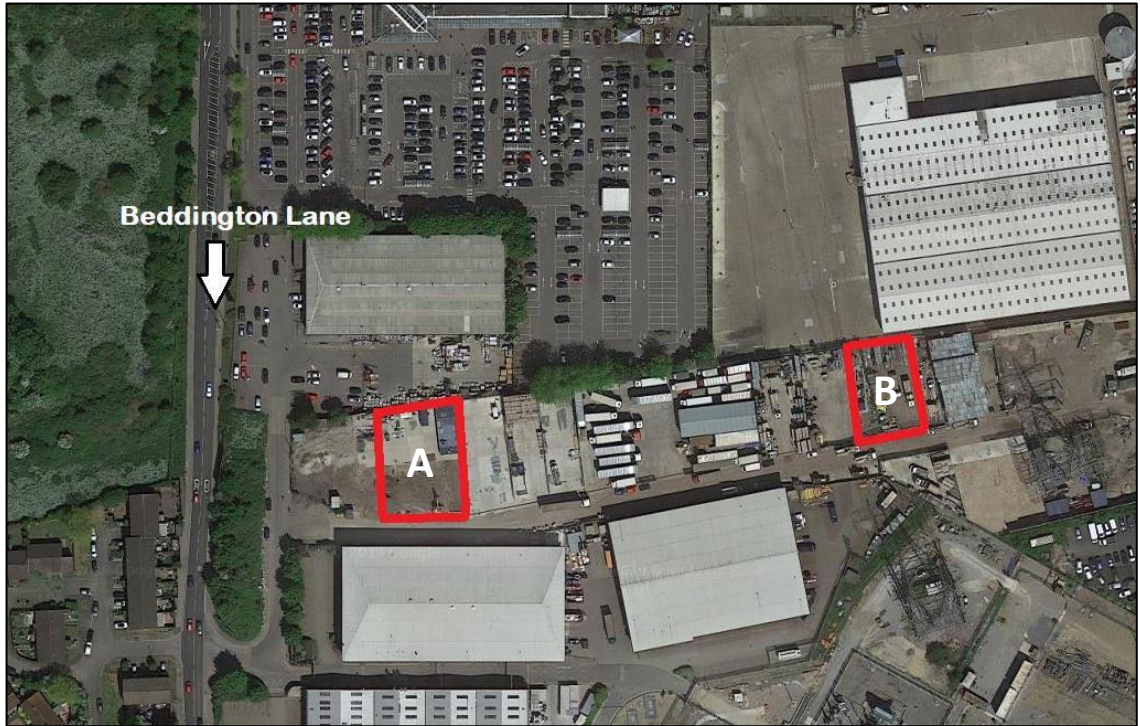


## To Let Open Storage / Secure Yards Rental Upon Application

9,950 sq ft – 21,950 sq ft

112 Beddington Lane, Croydon, Surrey CR0 4TD



**Accommodation:** The site has an approximate area as follows:

Plot A	0.27 acres	12,000 sq ft
Plot B	0.23 acres	9,950 sq ft

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measuring Practice.

**Description:** The yards are currently being concreted, fenced and drained and will provide a fully secure yard with all services to the site edge.

Mid-Day Court 30 Brighton Road Sutton Surrey SM2 5BN

Centro Commercial Limited believe these particulars to be correct. However, measurements are approximate and some details are collected from external sources and cannot be guaranteed. Accordingly, neither Centro Commercial Limited nor the vendor whose agent they are can be liable in respect of any inaccuracy in these particulars or in any other information, written or oral, supplied to the intending purchaser. Any items quoted do not include VAT where applicable.

The property described in these particulars is subject to availability and to formal contract.

**Amenities:**

- Good location
- Securely fenced and gated
- Power
- Water
- New drainage and sewerage facilities
- Newly concreted

**Important Note:** Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

**Location:** The sites are located at the southern end of Beddington Lane (B272) adjacent to Wickes, and approximately 7.5 miles from the M25 Junction 7, M23 Junction 8 and 9 miles from Central London.

Locally, Purley Way is approximately 800m east of the site, and surrounding Tramlink Stops include Waddon Marsh, Ampere Way, Therapia Lane and Beddington Lane.

**Terms:** The yards are available to let on a new lease for a term to be agreed.

**VAT:** VAT will be charged on the quoting terms.

**Rental:** Upon application.

**EPC:** Not applicable.

**Legal Costs:** Each party is to be responsible for their own costs in this transaction.

**Viewing: Strictly by appointment through Joint Sole Agents**



Centro Commercial Ltd  
020 8401 1000  
Paul Harwood  
Morgan Pérez



SHW  
020 8662 2700  
Alex Gale  
Sam Baly



Altus Group  
01737 243 328  
Robert Bradley-Smith

Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions or through the web site <http://www.lettingbusinesspremises.co.uk>.



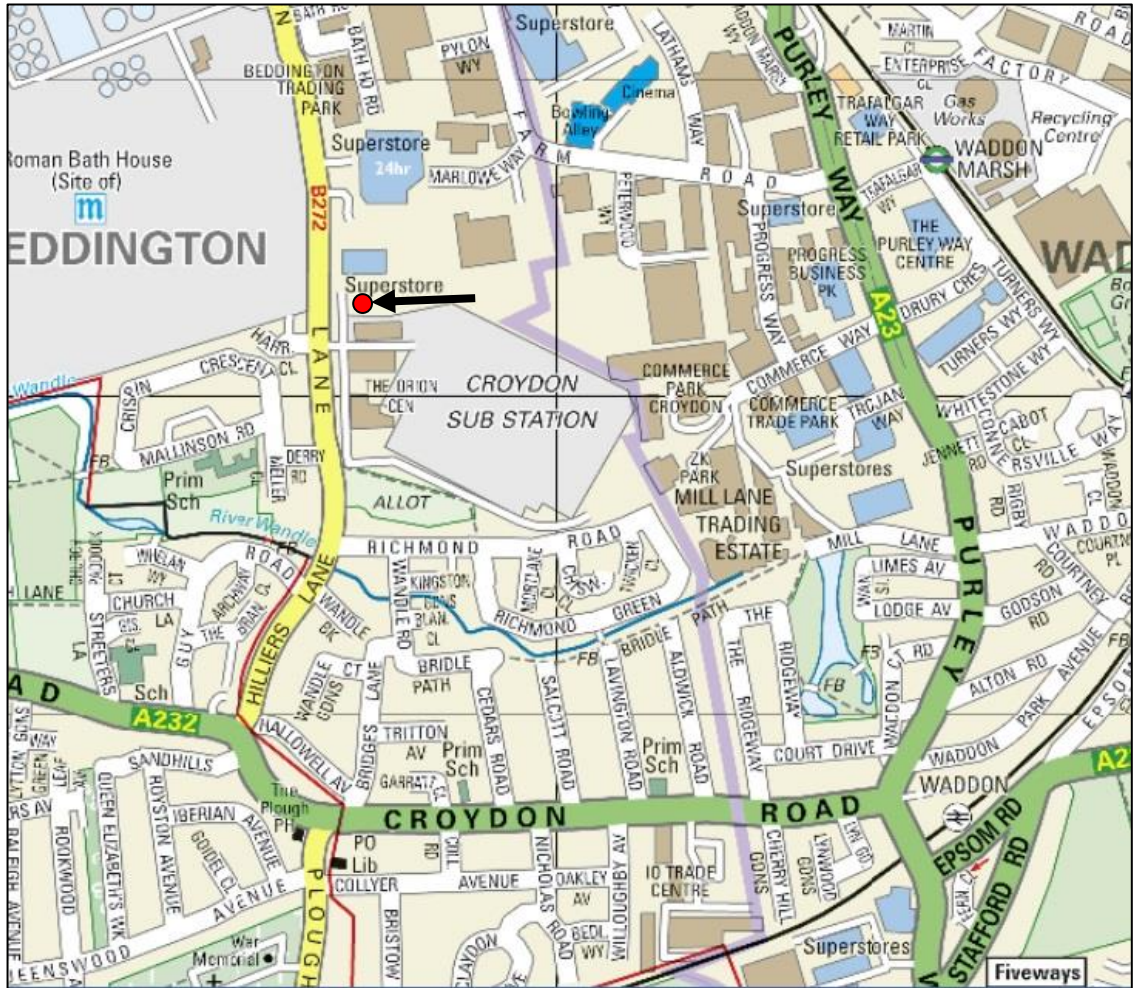
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# PROPERTY PARTICULARS



*Think Property, Think Centro* - RESIDENTIAL BLOCK MANAGEMENT - SALES - LETTINGS - NEW HOMES - COMMERCIAL AGENCY - CONSULTANCY - MANAGEMENT



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