



**144-146 BEDDINGTON LANE, CROYDON, CR0 4TE**

**INDUSTRIAL / WAREHOUSE FOR SALE**

**5,596 SQ FT (519.89 SQ M)**



# Summary

## Freehold Prominent Detached Industrial Unit with Secure Rear Yard

Available Size 5,596 sq ft

Price £1,500,000

Business Rates N/A

EPC Rating D (87)

- Highly prominent location
- Estimated 20,000 passing vehicles per day (<https://roadtraffic.dft.gov.uk/>)
- Rare Freehold
- Secure Rear Yard (Approx 5,000 sq ft)
- Available with vacant possession
- Two roller shutter doors



# Location



**144-146 Beddington Lane,  
Croydon, CR0 4TE**

Beddington Lane forms the western boundary of the Purley Way industrial area of Croydon, being situated approximately 1.25 miles to the west of the town centre.

The properties are located on the east side of Beddington Lane, some 0.75 mile to the south east of the junction with Croydon Road (A236), and on the north side of the junction with Therapia Lane.

Beddington Lane (B272) is a busy road, being one of the principal routes to and from the industrial areas; at its southern end it joins the A232 (also known as Croydon Road). Beddington Lane is situated in a long established area affording an extensive mix of industrial and retail warehouse properties within Croydon's principal industrial district.





# Further Details

## Description

The property comprises a pair of semi-detached industrial units that were originally configured to afford offices over two storeys to the front with warehouse accommodation behind. The buildings are of a steel frame construction with brick elevations beneath a twin pitch roof clad with profile steel sheeting.

To the rear of the buildings is a yard, and each unit has a roller shutter access in the rear elevation.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Offices	662	61.50
1st - Offices	638	59.27
Unit	1,498	139.17
Ground	663	61.59
1st	640	59.46
Unit - Warehouse	1,495	138.89
<b>Total</b>	<b>5,596</b>	<b>519.88</b>

## Viewings

Strictly by appointment via Sole Agents Vail Williams.

## Terms

The property is available freehold with vacant possession. Price on application.

## VAT

The property may be elected for VAT.

## Business Rates

We understand this property to have a current rateable value of £72,500.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





## Enquiries & Viewings



**Mikael Goldsmith**

[mgoldsmith@vailwilliams.com](mailto:mgoldsmith@vailwilliams.com)

07435 829 861



**Jake Collins**

[jcollins@vailwilliams.com](mailto:jcollins@vailwilliams.com)

07976256663

01293 612600



**Vail  
Williams**

[View on our website](#)