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**TO LET /
MAY SELL**

INDUSTRIAL AND WAREHOUSE – 10,886 SQ FT (1,011.3 SQ M)

Unit 14, Valley Point Industrial Estate, Beddington Farm Road, Croydon, CR0 4WP

DESCRIPTION

The property was constructed in 2004 and comprises a end of terrace two storey industrial unit with clad elevations and a pitched roof. The unit offers full height electric loading doors with first-floor office space.

LOCATION

The property is located on Valley Point Industrial Estate, off Beddington Farm Road which connects to Coomber Way and Ampere Way, to the west of the Purley Way (A23). The property affords access to the West End to the north, and the M25 and the national motorway network to the south.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	7,859	730.1
1 st floor	3,027	281.2
TOTAL	10,886	1,011.3
Mezzanine storage	461	42.8

AMENITIES

- To be refurbished
- Eaves height 8.86m
- 7 on-site car parking spaces
- Electric up and over roller shutter
- Three-phase electricity
- Kitchenette
- WC facilities

RENT

£175,000 per annum

PRICE

£2,450,000 Freehold

RATES

The April 2026 Rateable Value of the property will be £167,000.

VAT

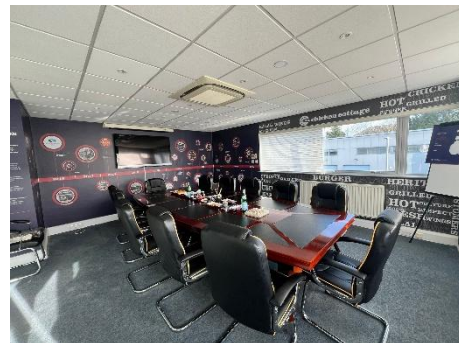
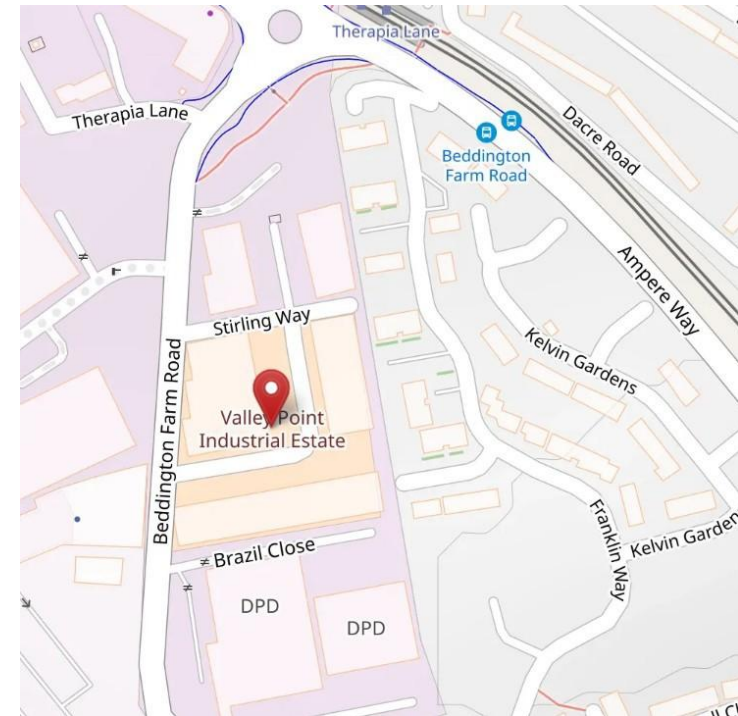
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

51-75 **C** **64 C**



VIEWINGS –

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