

Voted Best Commercial Agency – Surrey Property Awards 2012 and 2014

YARD AND PREMISES TO LET

15,000 sq ft (1,400 sq m) approx. (1/3 acre)



48 BEDDINGTON LANE

CROYDON • SOUTH LONDON • CR0 4TD

LOCATION:

The property is situated on Beddington Lane (B272) in one of Croydon's main industrial areas. The Coomber Way link road provides direct access to the A23 with Central London approximately 10 miles to the North and Junctions 6 and 7 of the M25, approximately 10 miles to the South of the premises.

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48 BEDDINGTON LANE

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DESCRIPTION: The property is accessed via double entrance doors and comprises a large concrete yard area (1/3 acre approx.) with high security fencing. The property also contains two small warehouse premises; the larger of which features twin roller shutter doors.

ACCOMMODATION: (all areas net and approx)

Yard Area: 1/3 acre or 14,090 sq ft (1,310 sq m)

Building 1: 332 sq ft (31 sq m)

Twin roller shutter doors
4 meters eaves height

Building 2: 226 sq ft (21 sq m)

External covered area
(6.2 x 3.8 meters)

TERMS: The premises are available by way of a new lease for a term to be agreed.

RENT: £40,000.00 per annum exclusive.

SERVICE CHARGE: An annual service charge will be levied. Further details available upon request.

LEGAL COSTS: Each party to bear their own professional and legal costs.

RATES:
Description: Workshop and Premises
Rateable Value: circa £20,000.00 (waiting to re-access)
Rates Payable: £9,860.00 approx. for the year 2015/16*

**Figures approximate. Applicants are advised to check directly with the Valuation Office Agency.*

VIEWING: The premises are available to view strictly by prior appointment through the **Sole Agents**.



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NOTE:

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Energy Performance Certificate

Non-Domestic Building

Unit 1
Little Mead Industrial Estate
Little Mead
CRANLEIGH
GU6 8ND

Certificate Reference Number:
9985-3083-0256-0400-2521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 111 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 890
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 54.39

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

84 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.