

WAREHOUSE/INDUSTRIAL PREMISES

# For Sale

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 **Unit 2 Valley Point Industrial Estate**  
Beddington Farm Road, Croydon, Surrey, CR0 4WP



**WAREHOUSE/INDUSTRIAL PREMISES**

**For Sale**

**530.95 SQ M (5,712 SQ FT)**

- On-site car parking
- Electric up and over roller shutter
- Three phase electricity
- Kitchenette
- WC facilities

**Viewing by appointment**

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Surrey, CR0 4HA

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## Unit 2 Valley Point Industrial Estate

Beddington Farm Road, Croydon, Surrey, CR0



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### 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 Purley Way (A23).

Therpia Lane Tramlink stop is approximately a 5 minute walk from the property, providing access to Croydon Town centre, Beckenham to the east and Wimbledon to the West. From East Croydon Railway Station, journey times are approximately 15 minutes to London Blackfriars, London Bridge and London Victoria, as well as Gatwick and the South Coast.

### Description/Accommodation

The property was constructed in 2004 and comprises a mid-terrace, two storey industrial unit with clad elevations and a pitched roof.

The unit offers full height electric loading doors with ground floor offices, wc and fully fitted kitchen with a mezzanine floor providing workshop space. The property has three phase electricity which was fitted specifically for a production line and therefore provides a very high ampage.

The property currently provides for a large amount of good quality office space, notably three office rooms on the ground floor and a large office on the mezzanine which can accommodate up to approximately 8 desks. All areas have been fully refurbished to a very high quality.

### Internal Area

Net internal areas as follows:

Ground Floor	253 sq m	2723 sq ft
Mezzanine	228.1 sq m	2455 sq ft
First Floor Office	49.85 sq m	534 sq ft
<b>Total</b>	<b>530.95 sq m</b>	<b>5712 sq ft</b>

### Terms

The unit is available for sale freehold.

### Price

£1.2 million plus VAT (if applicable).

### Business Rates

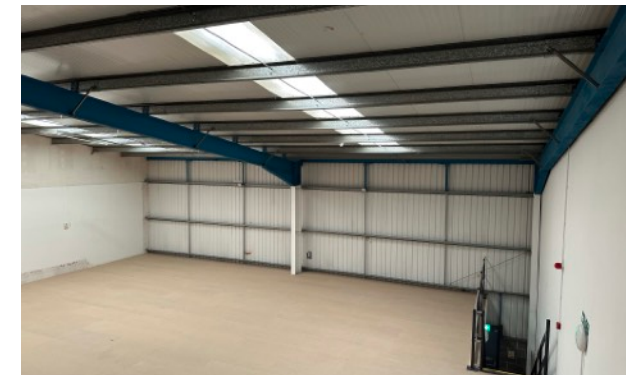
According to the Government website the property has a Rateable Value of £58,000. The UBR for 2023/24 is 51.2p in the £. Interested parties should make their own enquiries of the local rating authority for confirmation of the actual rates payable.

### Legal costs

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

### Energy Performance Certificate

Energy Performance Rating: D (77)



### Property Misdescriptions Act

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