

Croydon

Unit 9

Beddington Farm Road

Valley Point Industrial Estate

Surrey

C40 4WP

- **Modern Freehold Industrial Investment**
- Established industrial location, directly linked to A23 main road
- Comprising a total of 390.2 sq m (4,200 sq ft)
- Asset management opportunity
- Total Current Rents Reserved **£27,000 pa⁽¹⁾**



Tenure

Freehold.

Location

Croydon is one of the principal retail centres south of London located approximately 9 miles to the south of central London. The town lies adjacent to the A23, which gives direct access to the national motorway network via the M23 and M25. It also has excellent rail links, with East Croydon Station providing frequent fast trains direct to London Victoria, London Bridge and Blackfriars, as well as regular services to the south coast and Gatwick Airport. The tram service provides a further link to major centres such as Wimbledon.

The property is situated within the established Valley Point Industrial Estate on Beddington Farm Road, which is directly linked to the A23.

Occupiers close by include DPD courier services, Scope Packaging, Post Office Depot, Veolia, Volvo, ATS and CCF (Travis Perkins), while tenants of the nearby Valley Retail Park include Ikea, Boots, Topshop, Next, Dorothy Perkins, Mothercare, Clarks and Sports Direct.

Description

The property, which forms part of a modern estate of 14 units in three blocks, is arranged on ground and one upper floor to provide a mid terrace industrial unit. The property benefits from 3/4 car parking spaces to the front.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Gross Internal Accommodation (Vendor floor areas)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 9 Ground Floor	Jarrett Systems Ltd	Ground Floor	195.1 sq m (2,100 sq ft)	5 years from 07.12.2006 Effectively FR & I	£18,000 p.a. (1)	Holding Over (1)
Unit 9 First Floor	Joshua Akaduba & Emilia Akaduba (t/a Empowered Life Chapel)	First	195.1 sq m (2,100 sq ft)	10 years from 01.07.2014 (2) Rent review every 3 years Effectively FR & I	£9,000 p.a.	Rent Review 2017
Total			390.2 sq m (4,200 sq ft)		Total £27,000 p.a.⁽¹⁾	

(1) A Section 25 notice has been served on the ground floor tenant to renew their lease at a rent of £24,000 per annum.

(2) Break clause in the third year.