

**LEWIS
& CO**



UNIT 14, VALLEY POINT INDUSTRIAL ESTATE

CROYDON, CR0 4WP

TO LET / MAY SELL

10,886 SQ FT



14 VALLEYPPOINT

CROYDON, CR0 4WP

LEWIS &CO

DESCRIPTION

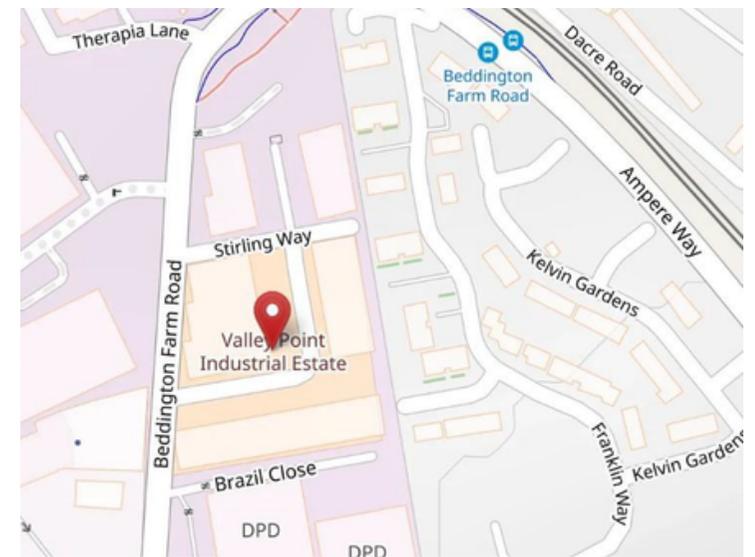
The property was constructed in 2004 and comprises a end of terrace two storey industrial unit with clad elevations and a pitched roof.

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.



SPECIFICATION

- To be refurbished.
- Eaves height.8.86m
- On site car parking.
- Three phase electricity.
- Roller shutter.
- Yard.

FLOOR AREAS

Warehouse	7,859 sq ft	730 sq m
1st Floor	3,027 sq ft	281 sq m
Total	10,886 sq ft	1,011 sq m
Mezzanine	461 sq ft	42.8 sq m

TERMS

A new lease is available or may sell.

RENT/PRICE

£175,000 per annum / £2,450,000 +VAT.

RATES

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

ESTATE CHARGE

Ad hoc.

EPC

64 C.

VIEWING

Strictly by appointment through the joint sole agents.

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or SHW (Joint Agents)

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