

London CR0 – 106 Beddington Lane, Croydon CR0 4TB  
Double Commercial Kitchen/Light Industrial Unit to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# London CR0 – 106 Beddington Lane, Croydon CR0 4TB

## Double Commercial Kitchen/Light Industrial Unit to Rent



### Property Features:

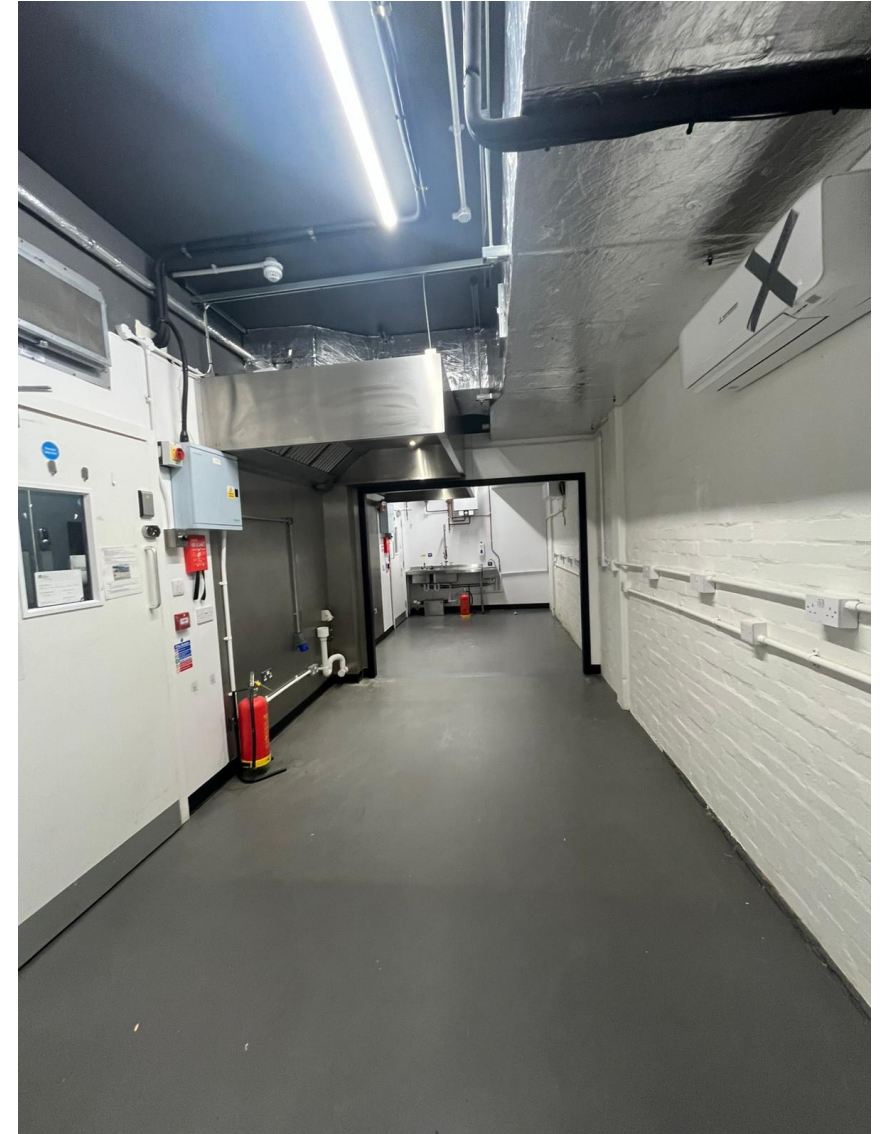
- Comprises ground or first floor double light industrial unit.
- Benefits from pre-installed flu extraction systems and 3-phase electricity.
- Suitable for variety of light industrial use, inc. commercial kitchen/dark kitchen
- The building provides common areas, including break area and locker facilities.
- VAT is applicable to this property.
- Available on a new license agreement with flexible terms.
- Situated in one of the main industrial locations of Croydon, with occupiers nearby including Ikea, B&Q, Asda Superstore, Decathlon and many more.

### Property Description:

Comprises ground/first floor double light industrial unit, suitable for commercial kitchen and providing the following accommodation and dimensions:

Ground/First Floor: 32 sq m (344.45 sq ft)

Double open plan light industrial/commercial kitchen space with flu extraction system.



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### Terms:

Available on a new license agreement with terms to be agreed by negotiation

Rent: £807.69 + VAT per week (PCM: £3,500 + VAT)

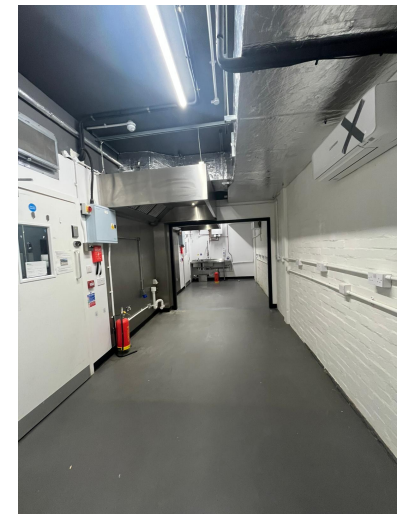
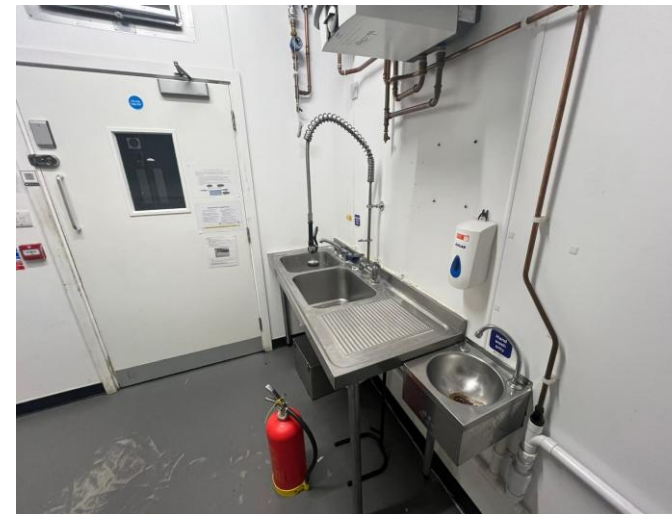
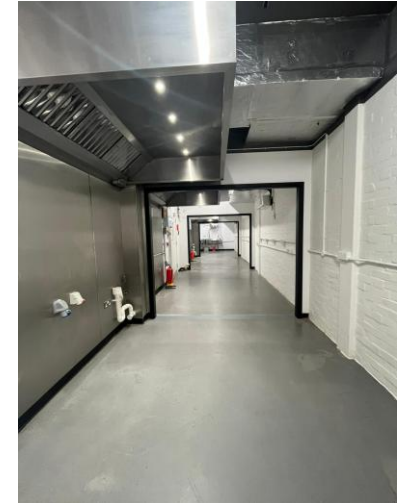
Inclusive of Business Rates

Deposit: £10,500 (3 Months)

*\*Note – The unit can be customised to fit specific area/size requirements upon request.*

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



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### Additional Units Availability & Pricing:

Single Unit: 26 sq m (175 sq ft)

Rent: £634.62 + VAT per week (PCM: £2,750 + VAT)

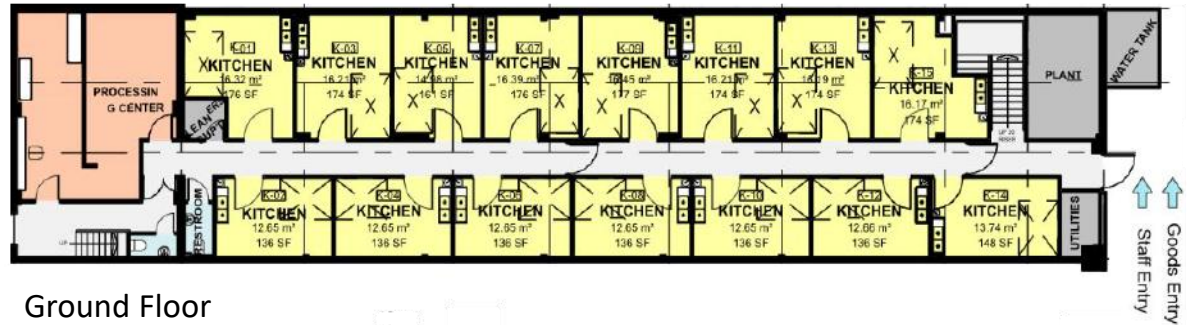
Triple Unit: 47 sq m (600 sq ft)

Rent: £1,083.46 + VAT per week (PCM: £4,500 + VAT)

Large Unit: 93 sq m (1,000 sq ft):

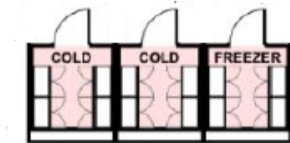
Rent: £1,384.62 + VAT per week (PCM: £6,000 + VAT)

*\*Note: Additional sizing options and pricings available upon request*

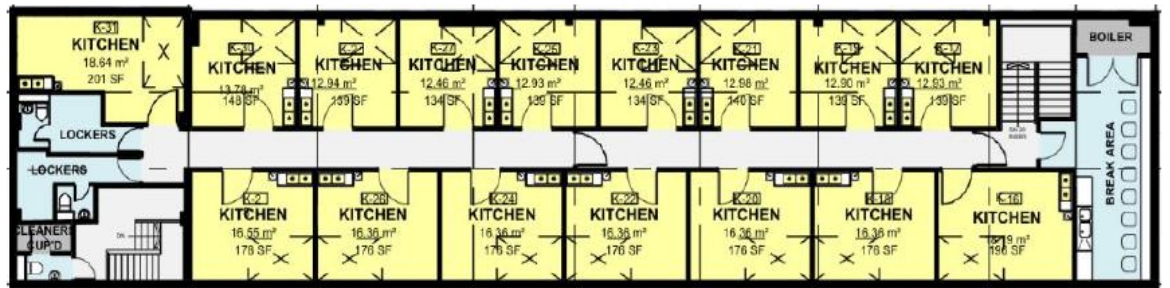


Ground Floor

- Back of House
- Circulation
- Employee Space
- Front of House
- Kitchens
- Storage



External Storage Yard



First Floor

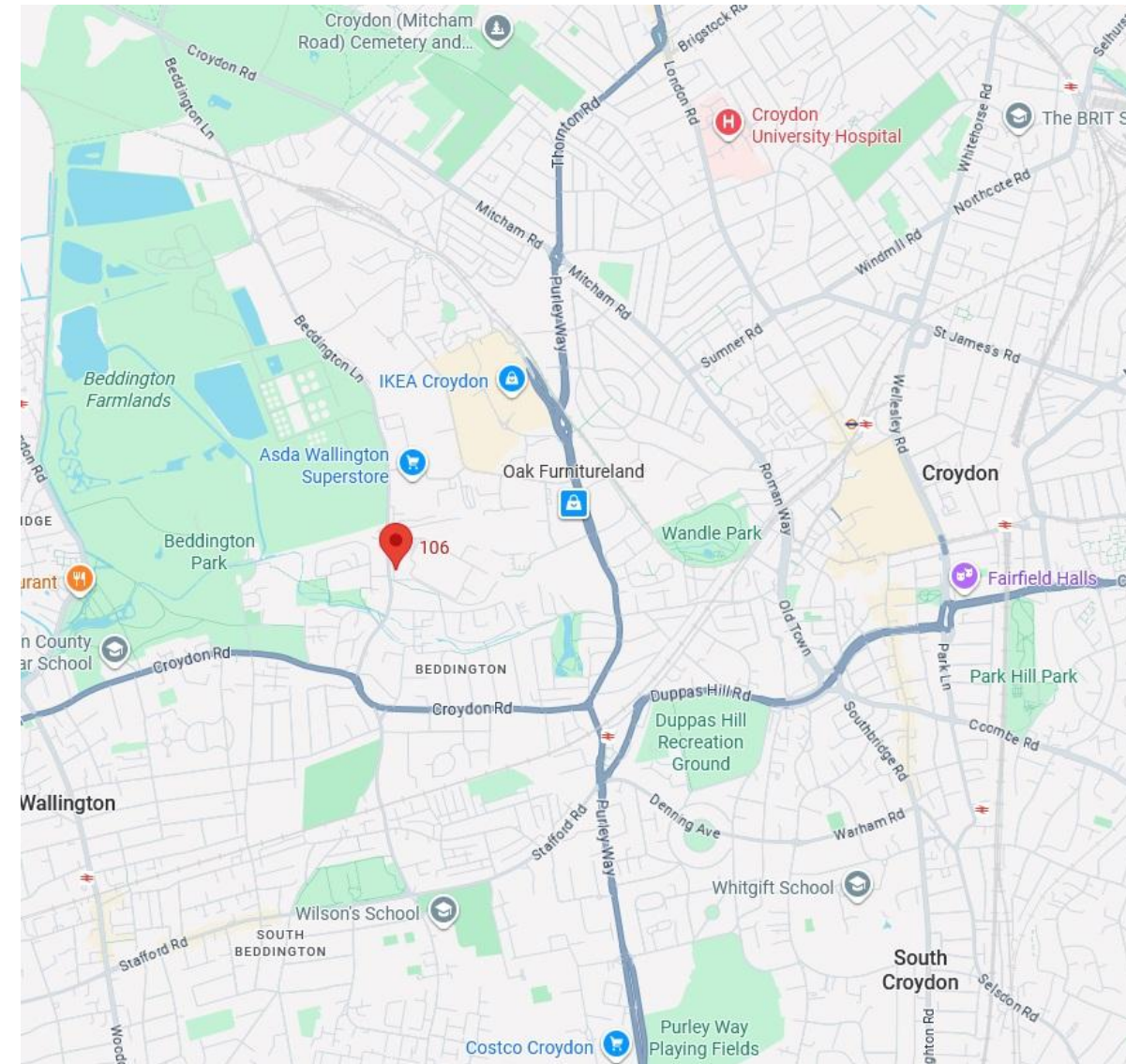
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### Location:

Croydon is an established and highly practical commercial area known for its strong concentration of light industrial, trade counter, and logistics occupiers. The location benefits from excellent road connectivity, sitting close to the A23 and A232, with straightforward access to central Croydon, Purley Way, and the wider South London and Surrey road network, making it well suited to businesses requiring efficient distribution and servicing capability. Croydon itself is one of London's largest commercial centres outside the core, offering a deep labour pool, a diverse business ecosystem, and ongoing investment in infrastructure and regeneration. For light industrial occupiers, the area combines affordability relative to inner London, ease of vehicle access, and proximity to a major metropolitan market, making it an attractive and functional base for operations serving both London and the South East.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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