

CROYDON CR0 4TD

SEGRO PARK

# BEDDINGTON LANE

TWO SELF-CONTAINED WAREHOUSE / INDUSTRIAL  
UNITS ON A MODERN AND ESTABLISHED ESTATE



SEGRO PARK BEDDINGTON LANE

## AN ESTABLISHED COMMERCIAL AND INDUSTRIAL AREA

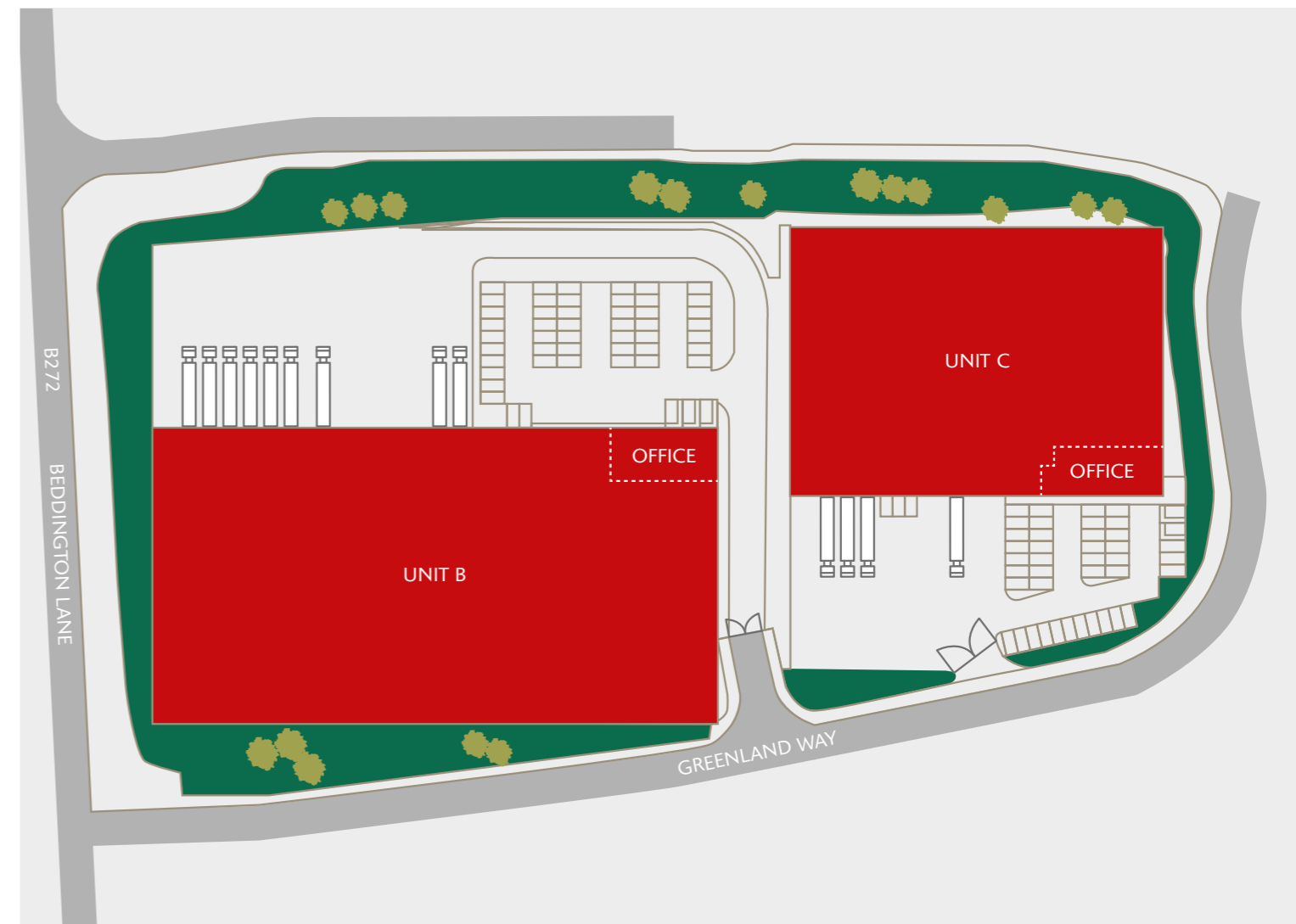
TWO WAREHOUSE / INDUSTRIAL UNITS OF 42,768 SQ FT AND 133,788 SQ FT

The estate is fully let, with Morgan Stanley UK Group occupying Unit B and UPS occupying Unit C.

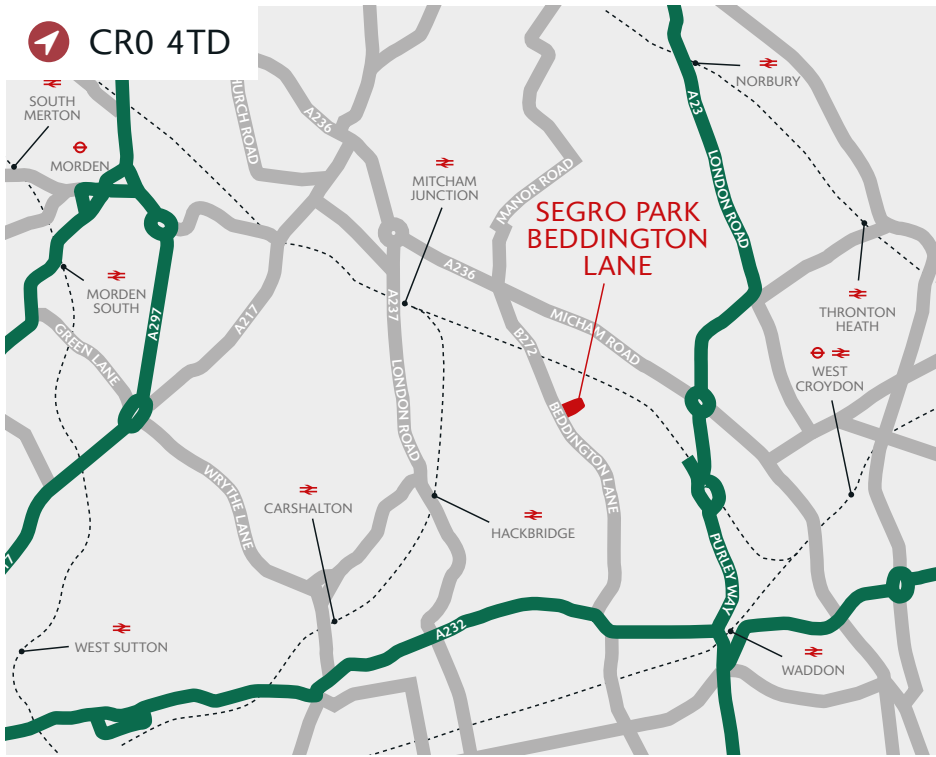
- ✓ Modern estate in an established commercial and industrial area
- ✓ Highly accessible with great road connections and located a five minute walk away from Beddington Lane tram stop, connecting to the national rail network
- ✓ Prominent position close to Croydon Town Centre
- ✓ Secure well-managed estate with on-site guards, security barriers and CCTV

SEGRO PARK BEDDINGTON LANE IS HOME TO ESTABLISHED LOCAL OCCUPIERS:

Morgan Stanley



## CR0 4TD



### DRIVING DISTANCES

CROYDON TOWN CENTRE	3.5 miles
A23	5.0 miles
M25 (J7/J8)	10.1 miles
CENTRAL LONDON	11.2 miles
LONDON CITY AIRPORT	18.9 miles

Source: Google maps

### LOCAL AMENITIES

BEDDINGTON LANE TRAM STOP	0.5 miles
VALLEY RETAIL PARK	1.4 miles
WADDON STATION	2.0 miles
CENTRALE & WHITGIFT SHOPPING CENTRES	2.7 miles
HACKBRIDGE STATION	2.8 miles
WEST CROYDON STATION	2.9 miles

Source: Google maps

### ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property.

It owns or manages 8.8 million square metres of space (95 million square feet) valued at £17.1 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

See [SEGRO.com](http://SEGRO.com) for further information.

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