



# HAMPDENS, CRICKET LANE BECKENHAM BR3 1JX

**FREEHOLD SALE - DETACHED INDUSTRIAL UNIT**  
**GROSS INTERNAL AREA - 8,314 SQ FT (772.40 SQ M)**

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## Location & Description

Beckenham is a popular and busy town within the London Borough of Bromley situated adjacent to West Wickham and Penge. Central London is located approx. 13.5 km north-west and Croydon approx. 6 km to the south-east.

New Beckenham Railway Station is conveniently located approx. 0.5 km to the south, such providing frequent, direct services to London Bridge, Waterloo East and Charing Cross. The property is well connected by road, with the A205 South Circular accessible approx. 2 km north.

The subject property comprises a prominent and detached warehouse building benefiting from a private yard/forecourt with vehicular access from Cricket Lane. The building is of a steel portal frame construction with profile metal clad elevations and roof incorporating translucent panels.

Internally, the building is set out to provide open plan, full height warehouse space with electronically operated roller shutter door access, rear single storey addition, modern first floor ancillary offices plus storage mezzanine built to the right-flank and rear of the unit.

## Accommodation

(approximate floor areas - Gross Internal Area)

| Floor Area                       | Sq Ft              | Sq M               |
|----------------------------------|--------------------|--------------------|
| Ground Floor Warehouse:          | 4,131              | 516.08             |
| Warehouse Rear Addition:         | 800                | 74.32              |
| Container Storage:               | 624                | 57.97              |
| 1 <sup>st</sup> Floor Offices:   | 1,294              | 120.22             |
| 1 <sup>st</sup> Floor Mezzanine: | 1,465              | 136.10             |
| <b>Total GIA:</b>                | <b>8,314 sq ft</b> | <b>772.40 sq m</b> |

## Tenure/Price

We are instructed to seek offers in the region of **£1,300,000 (One Million Three Hundred Thousand Pounds)** for our client's freehold interest, subject to vacant possession.

## Energy Performance Certificate

|   |   |
|---|---|
| Hampden Supply Ltd.<br>Fountain House<br>Cricket Lane<br>BECKENHAM<br>BR3 1JX | Energy rating<br><b>C</b>                             |
| Valid until<br><b>27 September 2031</b>                                       | Certificate number<br><b>2695-3701-1892-7305-7525</b> |

## VAT

We are advised by our client that the property is **not** elected for VAT.

## Viewings

Strictly by prior appointment via Joint Agents:



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