

Selsdon Goods Yard Croydon



Available To Let on a Short Term Basis Open Storage Plots – 0.68 to 1.03 acres

INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced

Location

The site is located on Selsdon Goods Yard in South Croydon. The site runs parallel to Purley Way which links Beddington to the M23/M25 intersection. Within the site, neighbouring tenants include Buildbase and Mact Scaffolding.

The City of London and West End are within 10.6 miles of the site with the M25 accessible within a 25 minute drive. The nearest train station is South Croydon on the Southern Railway.

Description

Both plots are largely level and fully hard surfaced secured via palisade fencing and manual gates. Both sites are fully serviced with power and water. While the plots are currently split into two separate plots, there is potential to lease both plots as one. Ancillary warehouse / portacabin accommodation is available on both sites and occupiers will be required to take the accommodation in its current state.

Specification

- Secure gated plots
- Perimeter palisade fencing
- Level plots throughout
- Part concrete and part hardcore surfaces
- Power and water services available and in situ
- Ancillary warehouse/workshop space
- WC facilities
- Well managed estate
- Unrestricted hours of use

Connectivity

South Croydon Station	0.7 miles
Croydon Centre	1.4 miles
Beddington	1.7 miles
A23	2 miles
M23 / M25 Intersection	8 miles
City of London	10.6 miles
West End	10.6 miles

Terms

The yards are available to let on a new lease from the landlord for a term up to 12 months. A rolling mutual break option will be required past a 12 month term.



Site Four

Available Plots

Plot	sq ft	Acre
Site 3	29,610	0.68
Site 4	44, 816	1.03
Total	74,426	1.71

Rates

Rates are applicable on the site. For all rates related enquiries please contact the London Borough of Croydon.

VAT

VAT will be charged on quoting terms.

Service Charge

To be confirmed

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. September 2021

Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealestate.co.uk

www.levyrealestate.co.uk



Selsdon Goods Yard Croydon



Available To Let on a Short Term Basis Open Storage Plots – 0.68 to 1.03 acres

INDUSTRIAL

London | Consultancy | Transactions | Independent | Experienced

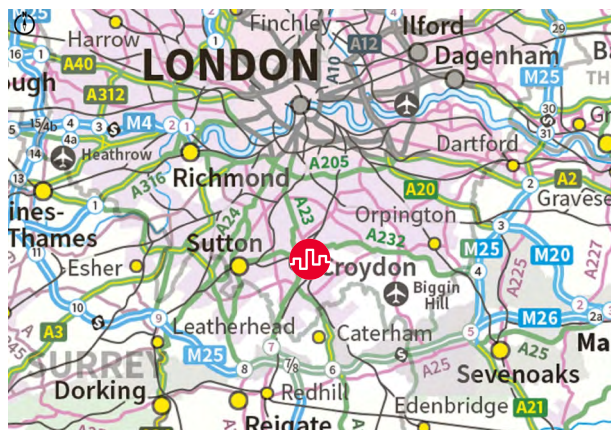
Site Plan

Not to scale, indicative only



Location Plan

Not to scale, indicative only



Description - Site Three

	sq ft
Land	20,476
Workshop	1,349
Portacabin	609
Total	22,434

Description - Site Four

	sq ft
Land	40,698
Workshop	1,763
Workshop	1,374
Workshop	2,412
Total	46,247

Further Information

Viewing is strictly by appointment only, through sole agents
Levy Real Estate:

Rob Watts

T 020 7747 0152
E rob.watts@levyrealestate.co.uk

Henry Newland

T 020 7747 015
E rob.watts@levyrealestate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. September 2021

Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealestate.co.uk

www.levyrealestate.co.uk

Selsdon Goods Yard Croydon

Available To Let on a Short Term Basis Open Storage Plots – 0.68 to 1.03 acres

INDUSTRIAL



London | Consultancy | Transactions | Independent | Experienced

Site Images



Site Three



Site Four



Site Three



Site Four

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. September 2021

Levy Real Estate LLP
Nuffield House, 41-46 Piccadilly
London W1J 0DS

T +44 20 7930 1070
E info@levyrealestate.co.uk

www.levyrealestate.co.uk

