



PURLEY WAY

CENTRAL LONDON

CROYDON TOWN CENTRE

CROYDON TOWN CENTRE
2 MILES / 7 MINUTES

 SOUTH CROYDON STATION

A23
1.7 MILES / 6 MINUTES

SELSDON GOODS YARD

CROYDON | CR2 0EA

TO LET (MAY SELL) - 0.1 TO 2.6 ACRES

LEVEL, SECURE YARDS SUITABLE FOR A RANGE OF INDUSTRIAL, STORAGE AND LOGISTICS USES. FULLY SERVICED WITH POWER AND WATER CONNECTIONS.

 **SBY**

 **LEVY**
REAL ESTATE

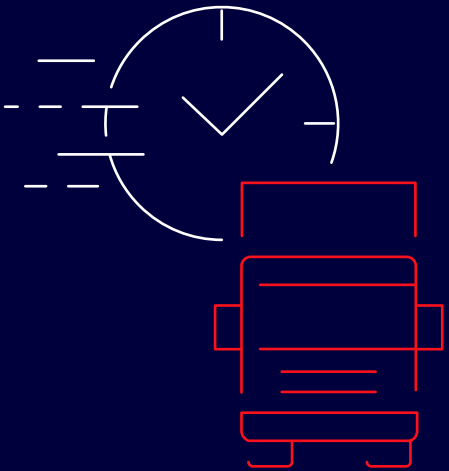
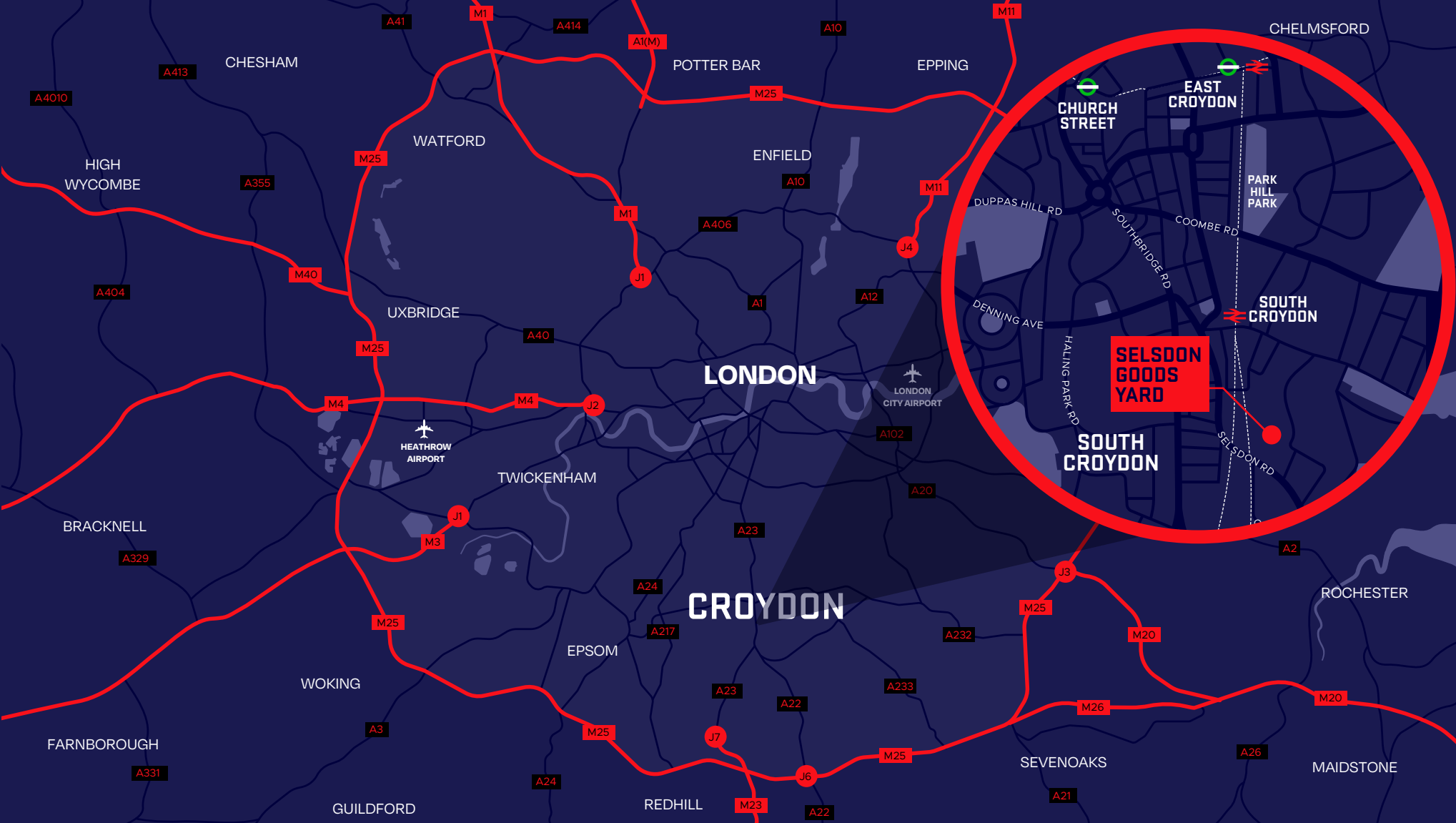
LOCATION

Selsdon Goods Yard is located on Selsdon Road (B275) in South Croydon, approximately 2 miles south of Croydon town centre.

The site benefits from excellent road connectivity, with Purley Way (A23) nearby providing direct access north towards Central London and south to the M23 and M25 motorway network.

Its position within a densely populated South London catchment makes the site well suited to open storage, trade, service and last-mile logistics occupiers.

South Croydon railway station is approximately 0.7 miles from the site, providing regular services into Central London.



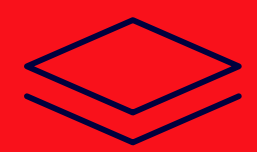
DESTINATION	DISTANCE	APPROX. DRIVE TIME
South Croydon Station	0.7 miles	3 mins
Croydon Town Centre	2 miles	7 mins
A23	2 miles	6 mins
A205 South Circular	7 miles	10 mins
M23/M25 Intersection	8 miles	15 mins
City of London	13 miles	50 mins
West End	13 miles	50 mins

Source: Google Maps (2026)



DESCRIPTION / SPECIFICATION

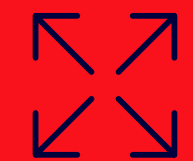
The property comprises a 6.25 acre industrial estate, providing predominantly open storage accommodation with ancillary workshop and office buildings.



PREDOMINANTLY
CONCRETE AND
HARDCORE GROUND



SUITABLE FOR A RANGE
OF INDUSTRIAL AND
STORAGE USES



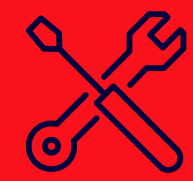
23,604 SQ FT OF
EXISTING BUILDINGS



INCLUDES EIGHT
SELF-CONTAINED AND
SECURE PLOTS



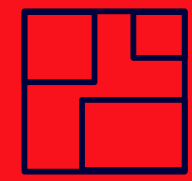
GATED ACCESS
TO EACH PLOT



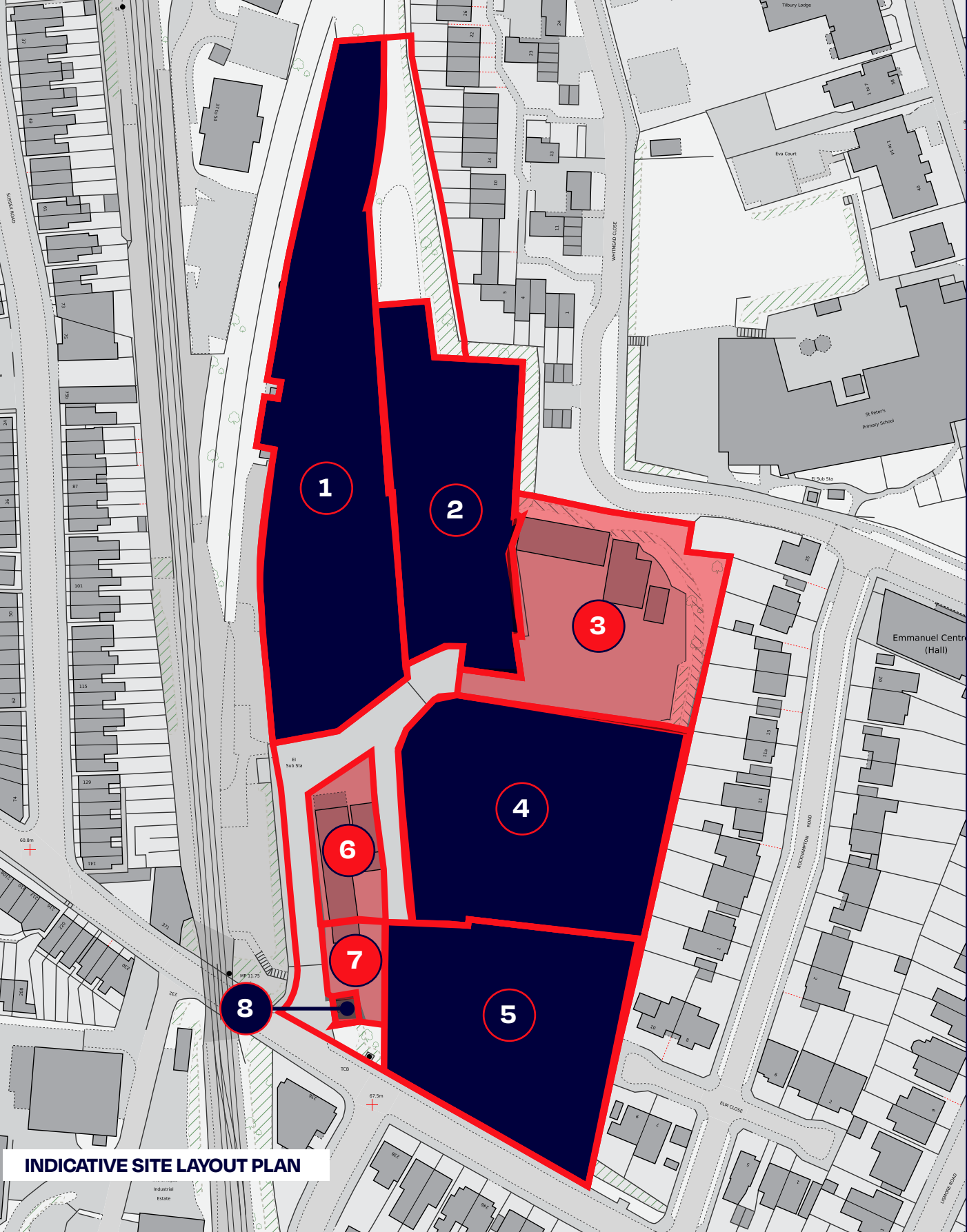
WAREHOUSE BUILDINGS
PROVIDING WORKSHOP
AND STORAGE
ACCOMMODATION



WATER AND POWER
AVAILABLE



ABILITY TO
COMBINE PLOTS



INDICATIVE SITE LAYOUT PLAN

AVAILABILITY

Selsdon Goods Yard is offering combined plots of 0.1 to 0.9 acres for lease. Each of the plots offers flexible lease terms, with short-term or long-term arrangements to be considered. Two more plots are coming soon, offering an addition 0.8 to 1.75 acres. This would offer a total availability of 2.6 acres.

Plot	Availability	Total Yard Area (Acres)	Total Yard Area (Sq Ft)	Warehouse (Sq Ft)
1	Let	Let to Huws Gray		
2	Let	Coming Soon		
3	Available*	0.571	24,865	-
4	Let	Coming Soon		
5	Let	Occupied by MACT Scaffolding		
6	Available	0.133	5,802	3,391
7	Available	0.162	7,048	-
8	Let	Occupied by Stoves & Fireplaces		

*Plot 3 is subject to be cleared and is proposed to be delivered with no warehouse unit.





FURTHER INFORMATION

TERMS

Flexible lease terms on either a short-term or long-term basis to be considered. May sell parts of or whole site. Terms available upon application.

EPC

Details upon application.

BUSINESS RATES

Details upon application.

VIEWINGS

By appointment only. Please contact the Joint Agents.

LEGAL COSTS

Each party to bear their own costs.

SERVICE CHARGE

Details upon application.

CONTACTS

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