

20-24 MAYDAY ROAD CROYDON, SURREY, CR7 7HL



**INDUSTRIAL/WAREHOUSE/RESIDENTIAL/COMMUNITY & MEDICAL OPPORTUNITY
23,792 SQ FT ON 1.01 ACRES - TO LET / MAY SELL**

OPPORTUNITY

- ♦ Rent from just £10 per sqft depending on level of refurbishment required.
- ♦ Well located within 1 mile of Croydon Town Centre
- ♦ Available with vacant possession
- ♦ Approximately 23,792 sq ft GIA of mixed use storage and distribution units with ancillary office space, showroom and service yard
- ♦ The property benefits from planning permission (Ref:21/05412/FUL) granted for the demolition and redevelopment to provide 57 flats (177 habitable rooms) across three separate blocks over 3-4 storeys



EPC

The EPC rating for 20 Mayday Road is C and for 24 Mayday Road, it is rated D.

VAT

We understand that the property is elected for VAT.

ANTI-MONEY-LAUNDERING

AML checks will be required on any acquiring entity.

DATA ROOM

Further information including title and historical planning documents are available in the Data Room which can be accessed by clicking the following link:

[Mayday Road Data Room](#)

ACCOMMODATION

	SQ FT	SQ M
Showroom Ground Floor	1,972	183.20
Showroom First Floor	631	58.62
Unit 20, Warehouse	10,455	971.30
First Floor Offices	3,029	281.40
Unit 24, Warehouse	7,502	696.95
Mezzanine Offices	203	18.85
Total	23,792	2,210.33

Approximate gross internal area

PROPOSAL

The property is available in part or as a whole on a new short or long term lease or alternatively may be available to purchase.

Rents from £10 per sqft depending on refurbishment required.



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Site outline for identification purposes only.

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