



MAKING
PROPERTY
WORK
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Site 2

Site 3

Site 4



TO LET

OPEN STORAGE – 0.68 – 2.64 ACRES (0.28 – 1.07 HECTARES)
Selsdon Goods Yard, Selsdon Road, South Croydon, Surrey, CR2 0EA

DESCRIPTION

The plots are largely level, hard surfaced and securely fenced and gated with full services.

Ancillary warehouse / portacabin accommodation is available on each site should covered storage be required.

LOCATION

Selsdon Goods Yard is located off Selsdon Road in South Croydon. 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.

Neighbouring tenants include Buildbase and Mact Scaffolding.

AMENITIES

- Securely fenced and gated plots
- Level plots throughout
- Mix of concrete and hardcore surfaces
- Power and water (untested)
- Ancillary warehouse/workshop space
- WC facilities

RENT

From £2.50 per square foot

TENURE

The yards are available to let on a new lease from the landlord for a fixed term up to 12 months with rolling mutual breaks thereafter.

RATES

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

VAT

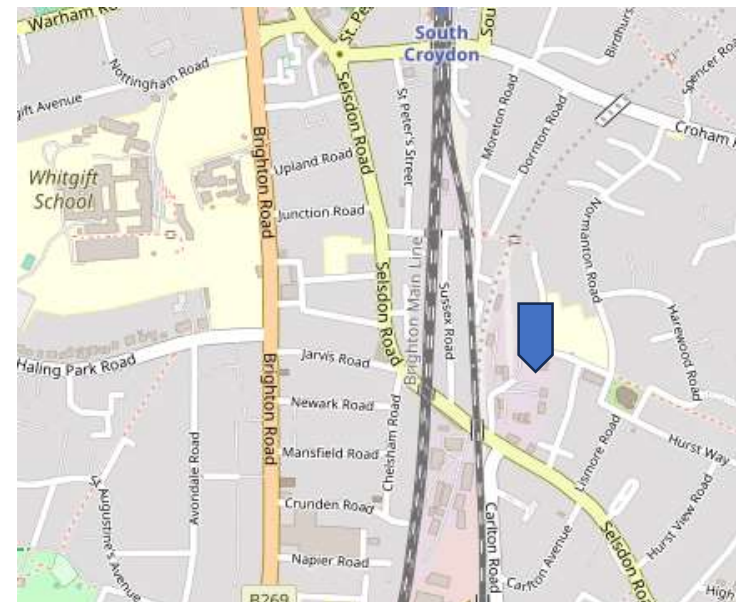
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

- Site 2 Warehouse – D
- Site 3 Warehouse – D
- Site 4 Warehouses – E-C



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VIEWINGS – 020 8662 2700

Charlie Mckechnie t: 020 8662 2737
Alex Gale t: 020 8662 2704
Levy t: 020 7930 1070

e: cmckechnie@shw.co.uk
 e: agale@shw.co.uk



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ACCOMMODATION SCHEDULE

SITE	SPACE	SQ FT	ACRES
Site 2	Yard	40,477 (including a warehouse of 2,562 sqft)	0.93
Site 3 (Under Offer)	Yard	29,610 (including a warehouse of 2,152 sqft)	0.68
Site 4	Yard	44,868 (including warehouses of 2,928 sqft)	1.03
TOTAL		114,903	2.64

Approximate gross internal areas. Exact warehouse measurements to be confirmed.

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