

Selsdon Goods Yard Croydon



Available to Let – Open Storage Land – 0.57 to 2.47 Acres

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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.

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

The yard is a largely level, hard surfaced site which is currently split into 3 separate sites via secure fencing and gates.

The site is fully serviced with power and water. The site is currently split into three separate plots however can be taken individually or as a whole. Ancillary warehouse / portacabin accommodation is available on all sites.

Specification

- Secure gated site
- Concrete / hardcore surface
- Services available
- Ancillary warehouse/workshop space
- WC facilities to 2 sites
- Well managed site entrance
- Unrestricted hours of use

Connectivity

Croydon Centre	1.4 Miles
Beddington	1.7 Miles
City of London	10.6 Miles
West End	10.6 Miles
Canary Wharf	10.7 Miles
Gatwick	13.9 Miles
Heathrow	15.9 Miles

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Available Plots

Plot	sq ft	Acre
Site 2	38,686	0.89
Site 3	22,434	0.52
Site 4	46,247	1.06
Total	107,367	2.47

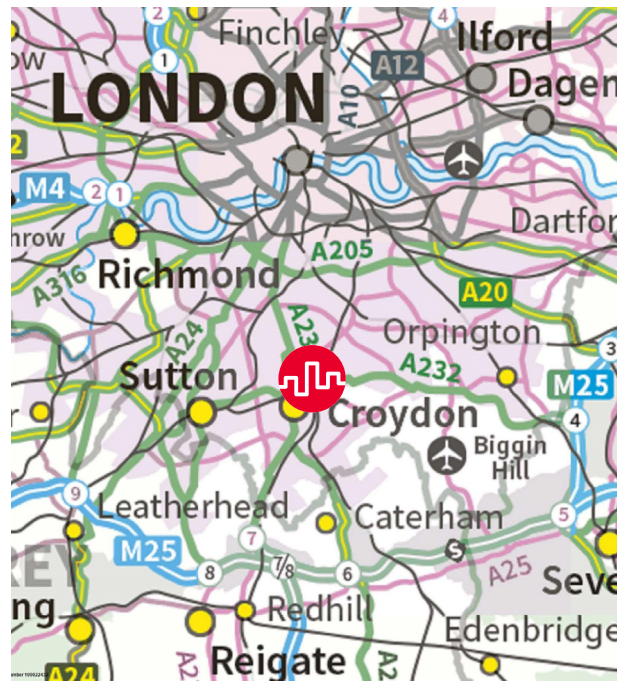
Site Plan

Not to scale, indicative only



Location Plan

Not to scale, indicative only



Site Entrance



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Site Two



Description	sq ft
Land	36,215
Workshop	2,411
WC	60
Total	38,686

Site Three



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

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Site Four



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

Quoting Rent

We are quoting £6.00 per sq ft which totals to £261,360 per acre.

Plot	sq ft	Acre	Quoting Rent
Site 2	38,686	0.89	£232,116
Site 3	22,434	0.52	£134,604
Site 4	46,247	1.06	£277,482
Total	107,367	2.47	£644,202

Terms

The property is available by way of a new FRI lease for a term to be agreed.

Rates

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

Service Charge

To be confirmed

Tenancy Costs

Subject to agreement type. Standard Tenancies; tenant to contribute £395.00 + VAT towards the documentation and administration. Enhanced Tenancies; £795 + VAT. Plus £350 + VAT for a standard Licence to Alter if required.

Further Information

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

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