



The Rail View

188 Selsdon Road, SOUTH CROYDON, CR2 6PL

OFFICE, WAREHOUSE & LARGE YARD

14,190 sq ft
(1,318.29 sq m)

- Offices 3514 sq ft, warehouse 2254 sq ft, Yard 7319 sq ft
- Ideal for an owner occupier
- Suitable for multiple uses or development (STP)
- Prominent return frontage
- £2,300,000 – FREEHOLD SALE – VACANT POSSESSION

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Description

This is a rare opportunity to purchase a multi purpose site – offering 3 sections over the whole site:

Offices, Yard Area (including small garage) plus a single storey Warehouse at the rear of the site

Yard/Car Parking accessed via Jarvis Road – Ideal parking/loading/open storage area

Section 1 – Office building with frontage onto Selsdon Road – offering 3514 sq ft over 3 floors (Basement – 1206 sq ft, Ground floor – 1102 sq ft, 1206 1st floor)

Section 2/Middle section of site – Yard Area offering 7319 sq ft.

In addition, the yard area offers a small garage (ground floor 708 sq ft plus 1st floor 395 sq ft)

Section 3 – Rear part of the site – single storey Warehouse offering 2254 sq ft of space

Ideal for a range of owner occupiers

Potential to develop the site further – commercial/residential – subject to the relevant planning consents

The site will be sold with Vacant Possession

The current occupier will be relocating as part of the sale

Total Business Rates payable for the whole site – £27,195

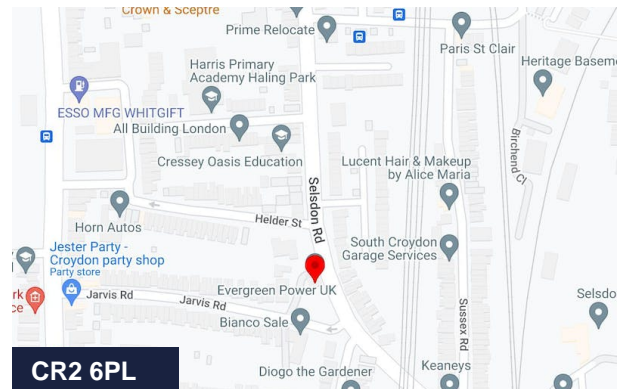
The sale is subject to VAT

Location

This commercial site is located in South Croydon – on the junction of Selsdon Road (B275) & Jarvis Road.

The M25 is within 10 miles/25 mins drive – either junction 7 (M23) or junction 6 (Godstone)

South Croydon rail station links to East Croydon (within 5 minutes) and London Bridge (within 25 minutes)



Summary

Available Size	14,190 sq ft
Business Rates	Upon Enquiry
EPC Rating	D (98)

Viewing & Further Information



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