

FOR SALE



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

stirlingackroyd.com

0203 967 0086

The Rail View, 188 Selsdon Road, SOUTH CROYDON, CR2 6PL

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 Possesion

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
Business Rates
EPC Rating

14,190 sq ft Upon Enquiry D (98)

Viewing & Further Information



lftakhar Khan 020 3967 0103 ikhan@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 10/11/2023





































