



20-24 Mayday Road, Croydon CR7 7HL

**INDUSTRIAL SITE AVAILABLE | LEASEHOLD OR FREEHOLD
(23,792 SQFT WITH PARKING & YARD SPACE)**

Summary

- Rare **industrial site** (1-acre) comprising **three separate buildings, yard space & parking**
- Internal accommodation (**23,792sqft**) includes **2 x warehouses**, ancillary **office space** and a **showroom**
- Site **benefits from planning permission** to deliver **57-new apartments**
- Suitable for a range of occupiers including **trade counters, warehouse** and **self-storage developers**
- Available as seen or the landlord open to **refurbishing** for an **incoming occupier** on **long term lease**
- **Leasehold** offers starting at **£10.00psf** invited
- **Freehold** offers would also be considered (**POA**)



Location

The subject property is located on **Mayday Road** just off the junction with **London Road (A235)**. Property has **excellent road links** from the **M25** and into **Central London** (under 10-miles). **Croydon town centre** just 1-mile to the south.

West Croydon train station (London overground & Southern Rail) also a short walk (**0.8-miles**), providing **direct trains** to **London Bridge** in **under 20-minutes**.

PROPERTY ADDRESS

20-24 Mayday Road
Croydon
CR7 7HL

Description

Opportunity to secure **industrial site** (0.41 hectares) comprising a mixture of **storage** and **warehouse accommodation** with **ancillary office, showroom space, service yard & parking** (approx 20-spaces).

Suitable for a range of occupiers with flexible terms **available both** for the **leasehold** or **freehold** interest. Site was **most recently occupied as a tile distribution centre**.

Planning

Existing site benefits from **B1, B2 & B8 uses** (**office, light & general industrial** and **storage & distribution**).

Site **will appeal to commercial and industrial developers** looking at **new build storage scheme (STPP)**.

Property benefits from **residential planning consent** (21/05412/FUL) for the demolition of the existing buildings and **construction of 57-new apartments** across **three separate buildings** (1-5 storeys) with associated parking and landscaping.

Business Rates

Rates payable are estimated to be **£90,160pax**.

Interested parties are invited to confirm exact rates payable with **Croydon Council**.

Viewings

Strictly by appointment only, please contact **Henshall & Partners** to arrange.

Terms

Flexible terms are available for the **leasehold interest** with offers considered as follows:

As Seen | **£237,920pax (£10psf)**
Part-Refurbished | **£297,400pax (£12.50psf)**
Fully-Refurbished | **£380,000pax (£16psf)**

Specification and **level of fit out** to be agreed.

Offers for the **vacant freehold interest** of the site **would be considered** with **price on application**.



CONTACT US



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