

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)

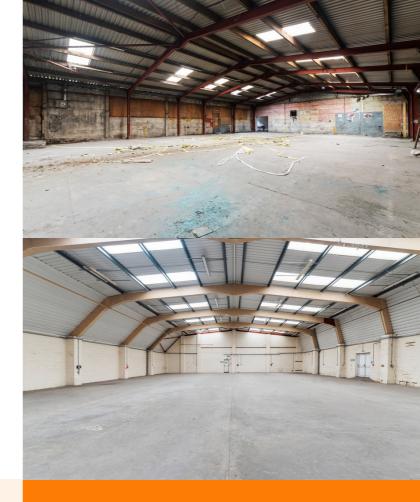


The subject property is located on Mayday Road just off the junction with London Road (A235). Property has excellent road links from the M25 and into Central London (under 10-miles). Croydon town centre just 1-mile to the south.

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 seperate 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



REAL ESTATE ADVISORS

Henshall & Partners







Alex Gale



+44 07768 500304



agale@shw.co.uk

moortant Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing "information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffoll Yard. 127-131 Great Suffolk Street. London SE1 1PP.