



MAKING  
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WORK  
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Site 2

Site 3

Site 4

**TO LET**

**OPEN STORAGE – 10,000 SQ FT – 115,000 SQ FT (0.23 – 2.60 ACRES)**

**Selsdon Goods Yard, Selsdon Road, South Croydon, Surrey, CR2 0EA**



**DESCRIPTION**

The plots are largely level, hard surfaced and securely fenced and gated with full services.

Ancillary warehouse / portacabin accommodation is available on each site should covered storage be required.

**LOCATION**

Selsdon Goods Yard is located off Selsdon Road in South Croydon. 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.

Neighbouring tenants include Buildbase and Mact Scaffolding.

**AMENITIES**

- Securely fenced and gated plots
- Level plots throughout
- Mix of concrete and hardcore surfaces
- Power and water (untested)
- Ancillary warehouse/workshop space
- WC facilities

**RENT**

From £1.00 per square foot

**TENURE**

The yards are available to let on a new lease from the landlord for a fixed term up to 12 months with rolling mutual breaks thereafter.

**RATES**

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

**VAT**

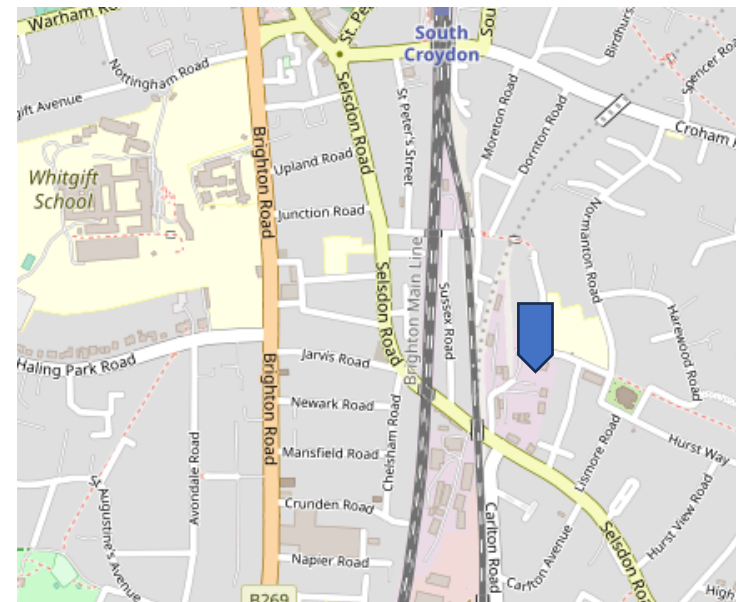
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

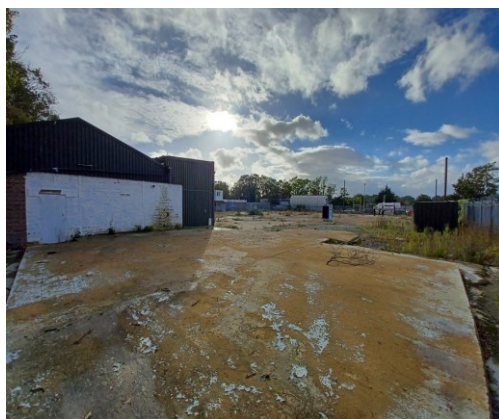
Each party is to be responsible for their own legal fees.

**EPC**

- Site 2 Warehouse – D
- Site 3 Warehouse – D
- Site 4 Warehouses – E-C



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**VIEWINGS:-**

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## ACCOMMODATION SCHEDULE

SITE	SPACE	SQ FT	ACRES
Site 2	Yard	40,477 (including a warehouse of 2,562 sqft)	0.93
Site 3	Yard	29,610 (including a warehouse of 2,152 sqft)	0.68
Site 4	Yard	44,868 (including warehouses of 2,928 sqft)	1.03
<b>TOTAL</b>		<b>114,903</b>	<b>2.64</b>

Approximate gross internal areas. Exact warehouse measurements to be confirmed.

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