

**FREEHOLD WAREHOUSE UNIT + YARD – FOR SALE**



**Unit 3, Twin Bridges Business Park,  
232 Selsdon Road, Croydon CR2 6PL**

**6,000 sq.ft Warehouse + Yard**

**For Sale - Freehold**

- Warehouse / Industrial Unit
- Secure Yard + Good Parking
- 24/7 Hour Access
- Established Industrial Estate
- Good Road Communications
- Re-Development Potential

## Location

The property is located on the established Twin Bridges Business Park, Croydon off the B275 Selsdon Road, which links onto the A235 Brighton Road. The A235 radiates north / south providing access into Central London and the M25/M23 motorways 6 miles to the south. South Croydon and Sanderstead Mainline Train Stations are within walking distance providing quick links into East Croydon, London Bridge & London Victoria.

## Description

The property comprises a self-contained warehouse / industrial unit on ground floor only with excellent customer / staff parking.

A service road to the rear of the property provides access to a lower-level secure yard bounded by the railway line.

Internally the unit provides bright, dry warehouse space with a 3.2m eaves height.

The property benefits from all mains services, including 3-Phase electricity supply.

On a site of 0.4 acres (estimate) there is potential for redevelopment subject to planning.

## Accommodation

GROUND FLOOR WAREHOUSE	5,831 SQ.FT	542 SQ.M
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The above floor areas are approximate gross internal floor areas.

## Key Features

- Established Industrial location
- Good Road Communications
- Prominence to London - Brighton Railway Line
- 24 Hour Access
- Good On-Site Parking
- Secure Yard
- Re-Development Potential

## Tenure

Freehold

## Price

POA

## Rates

Rateable Value - TBC

## VAT

VAT is not applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## EPC

Upon Request.

## Viewing & Further Information

By prior appointment only.

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