

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	5,831 SQ.FT	542 SQ.M
WAREHOUSE		

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.

Contact: Richard Braysher

richard.braysher@rabcommercial.com

(t) 020 3751 2775

(m) 07788 274312



