



PURLEY WAY

CENTRAL LONDON

CROYDON TOWN CENTRE

CROYDON TOWN CENTRE
2 MILES / 7 MINUTES

SOUTH CROYDON STATION

A23
1.7 MILES / 6 MINUTES

SELSDON GOODS YARD

CROYDON | CR2 OEA

FOR SALE - 6.25 ACRES

HIGHLY REVERSIONARY SOUTH LONDON
INDUSTRIAL OPEN STORAGE ("IOS") INVESTMENT /
DEVELOPMENT / OWNER OCCUPIER OPPORTUNITY



EXECUTIVE SUMMARY

- **6.25 acre open storage yard** currently configured as **eight secure plots**
- Prominently located off **Selsdon Road (B275)** in South Croydon
- Located **2 miles south of Croydon** town centre
- **Prime South London** industrial location with **strong access** to key arterial routes
- **Long Leasehold** interest with approximately **144 years unexpired**, at a **peppercorn ground rent**
- **Short-term income in place** with opportunities to capture significant reversion on the current passing rent of **£498,568 per annum** through letting vacant plots
- **Vacant possession achievable** on 6 months' notice (except for Plot 1), providing **flexibility for redevelopment** or **owner-occupation**
- **Self-contained** and **fully serviced** site with power and water connections
- Level, secure yard suitable for a **range of industrial and storage uses**



Site boundary line provided for indicative purposes

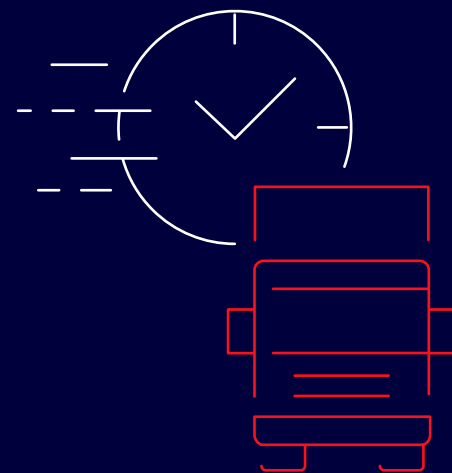
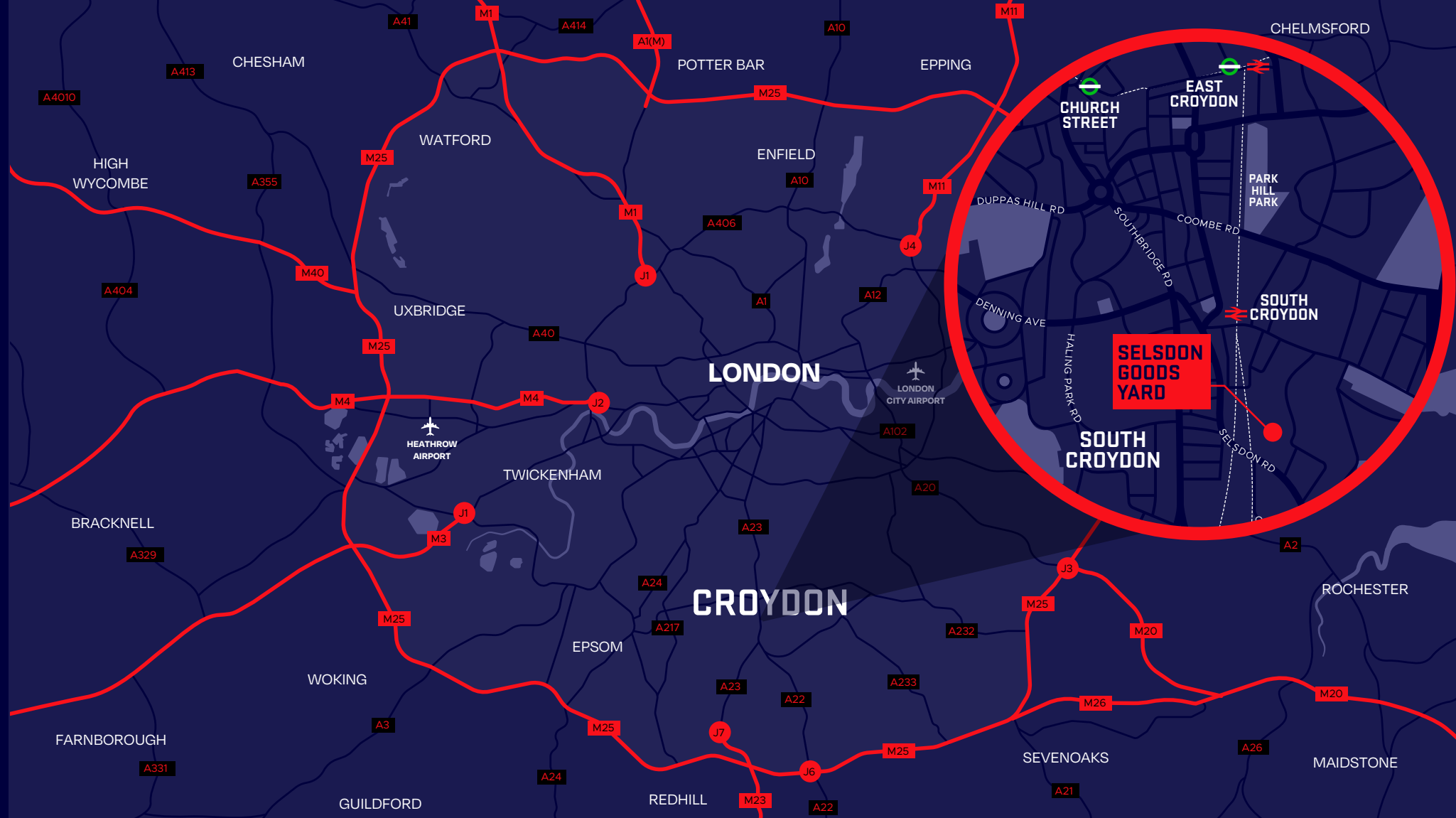
LOCATION

Selsdon Goods Yard is located on Selsdon Road (B275) in South Croydon, approximately 2 miles south of Croydon town centre.

The site benefits from excellent road connectivity, with Purley Way (A23) nearby providing direct access north towards Central London and south to the M23 and M25 motorway network.

Its position within a densely populated South London catchment makes the site well suited to open storage, trade, service and last-mile logistics occupiers.

South Croydon railway station is approximately 0.7 miles from the site, providing regular services into Central London.



DESTINATION	DISTANCE	APPROX. DRIVE TIME
South Croydon Station	0.7 miles	3 mins
Croydon Town Centre	2 miles	7 mins
A23	2 miles	6 mins
A205 South Circular	7 miles	10 mins
M23/M25 Intersection	8 miles	15 mins
City of London	13 miles	50 mins
West End	13 miles	50 mins

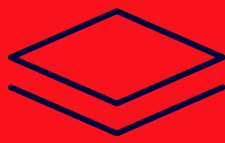
Source: Google Maps (2026)



INDICATIVE SITE LAYOUT PLAN

DESCRIPTION / SPECIFICATION

The property comprises a 6.25 acre industrial estate, providing predominantly open storage accommodation with ancillary workshop and office buildings.



**PREDOMINANTLY
CONCRETE AND
HARDCORE GROUND**



**SUITABLE FOR A RANGE
OF INDUSTRIAL AND
STORAGE USES**



**23,604 SQ FT OF
EXISTING BUILDINGS**



**INCLUDES EIGHT
SELF-CONTAINED AND
SECURE PLOTS**



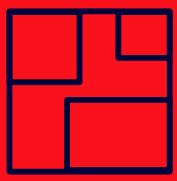
**GATED ACCESS
TO EACH PLOT**



**WAREHOUSE BUILDINGS
PROVIDING WORKSHOP
AND STORAGE
ACCOMMODATION**



**WATER AND POWER
AVAILABLE**



**ABILITY TO
COMBINE PLOTS**

ACCOMMODATION AND TENANCY

Unit	Tenant	Yard Sq Ft	Building Sq Ft	Total Sq Ft	Rent PA	ERV Psf	ERV PA	Lease Start	Lease Expiry	1954 Act	Break Clause	Comments
1	Huws Gray	50,645	9,091	59,736	£275,000	£6.00	£358,416	01/12/2005	30/11/2030	Inside	No break included	Rent review 01/12/2026 & 01/12/2029
2	London Carz	37,915	2,562	40,477	£36,000	£6.00	£242,862	14/02/2025	13/02/2026	Outside	N/A	Lease renewal in negotiations. Currently on Tenancy at Will.
3	Vacant	27,458	2,152	29,610	N/A	£6.00	£177,660	N/A	N/A	N/A	N/A	Available to let at a guide rent of £205,000 per annum
4	Tyre Channel Limited	42,751	2,117	44,868	£44,868	£6.00	£269,208	13/02/2026	12/02/2027	Outside	Anytime from 01/12/2026 subject to landlord providing 2 months prior written notice	-
5	MACT Scaffolding Ltd	44,238	1,813	46,051	£107,750	£6.00	£276,306	28/08/2021	27/08/2027	Outside	Landlord and Tenant Break option 6 months notice	-
6	Vacant	4,359	3,681	8,040	N/A	£6.00	£48,240	N/A	N/A	N/A	N/A	Available to let at a guide rent of £55,000 per annum
7	Vacant	3,642	2,188	5,830	N/A	£6.00	£34,980	N/A	N/A	N/A	N/A	Available to let at a guide rent of £41,000 per annum
8	Christina Davess	<i>Included in Plot 6 Area</i>			£7,200	£7,200	£7,200	13/02/2026	12/02/2029	Outside	Landlord and Tenant Break option 6 months notice	-
		211,008	23,604	234,612	£470,818		£1,414,872					

TENURE

The property is held Long Leasehold under Title Number SGL801328 for a term of 150 years from 4 February 2019. The Long Leasehold interest has approximately 144 years unexpired at a passing rent of one peppercorn per annum.

PLANNING

The site is well established for industrial use and is designated a Separated Industrial Location within the Croydon Local Plan (2018), where industrial and employment uses are supported.

The vendor has submitted a live planning application (Ref: 25/04082/FUL) which was prepared and submitted for their own occupation. The application includes the demolition of the existing buildings and redevelopment of the site to provide three commercial buildings for use as a builders' merchant (Sui Generis) including the display, sale and storage of building and plumbing materials with associated outdoor storage areas.



OCCUPATIONAL MARKET OVERVIEW

The Industrial Outdoor Storage ('IOS') sector has attracted increasing institutional interest over the past three to five years, with private equity and institutional capital supporting specialist operators to assemble portfolios across key urban locations. As a result, the sector has experienced strong rental growth from historically low bases, supported by increasing occupational demand and limited supply.

Despite this growth, the IOS market is developing when compared to traditional industrial sectors, with a limited depth of transactional evidence in many locations. Rental levels can therefore vary depending on factors such as site specification, plot size, tenure structure and planning status, and market benchmarks continue to evolve as more institutional investors enter the sector.

Within Croydon and the wider South London market, open storage supply remains constrained and transactional evidence is relatively limited. However, recent lettings in the area demonstrate that strong rental levels can be achieved for secure and well-located sites, particularly where plots benefit from good access to the strategic road network.

A nearby example is Horatius Way, Croydon, a 4.6 acre open storage site currently being marketed to let in flexible plot sizes. The scheme is quoting approximately £7.00 per sq ft depending on plot size and lease terms, illustrating the tone of rental expectations for well-located IOS accommodation within the Croydon market.

Occupational demand continues to be driven by a range of sectors including construction suppliers, infrastructure contractors, plant and vehicle storage operators, trade occupiers and last-mile logistics providers, all of whom require secure yard environments within established urban industrial locations.



Recent evidence of rental transactions in the Croydon IOS market is summarised in the schedule below.

Date	Transaction	Address	Location	Area (sq ft)	Rent (psf)
U/O (STP)	OML	Plot 9/10 112 Beddington Lane	Croydon	47,600	£7.50
U/O	OML	Beddington Lane	Croydon	10,000	£7.50
Dec-25	OML	Horatius Way	Croydon	87,120	£4.52
Aug-25	Renewal	Kangley Bridge Road	Sydenham	135,907	£6.50
Jun-25	OML	Plot 1A 112 Beddington Lane	Croydon	6,500	£11.00
Aug-24	OML	Plot 8 112 Beddington Lane	Croydon	3,285	£11.00
Jul-24	OML	2 Commerce Way, Croydon CRO 4YN	Croydon	21,780	£7.12



FURTHER INFORMATION

TERMS

The property is available by way of an assignment of the Long Leasehold interest, with approximately 144 years unexpired, held at an annual peppercorn ground rent. Further information is available upon request.

EPC

EPC certificates and ratings are available within the data room.

METHOD OF SALE

The property is being offered for sale by way of informal tender, unless sold prior.

DATA ROOM

A data room will be made available to interested parties and will include a full suite of title documentation, lease documentation, constraints plans, topographical surveys, among other items.

INSPECTIONS

Opportunities to inspect the property will be provided with further information on available dates to follow. Inspections must be accompanied by the marketing agents. We will not be able to offer unaccompanied viewings.

CONTACTS

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March 2026