

SELSDON GOODS YARD

CROYDON | CR2 0EA

TO LET (MAY SELL) - 0.1 TO 2.6 ACRES

LEVEL, SECURE YARDS SUITABLE FOR A RANGE OF INDUSTRIAL, STORAGE AND LOGISTICS USES. FULLY SERVICED WITH POWER AND WATER CONNECTIONS.

SBY LEVY REAL ESTATE

LOCATION

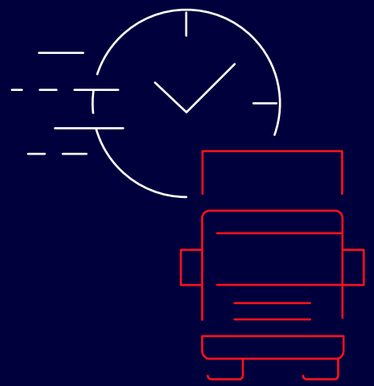
Selsdon Goods Yard is located on Selsdon Road (B275) in South Croydon, approximately 2 miles south of Croydon town centre.

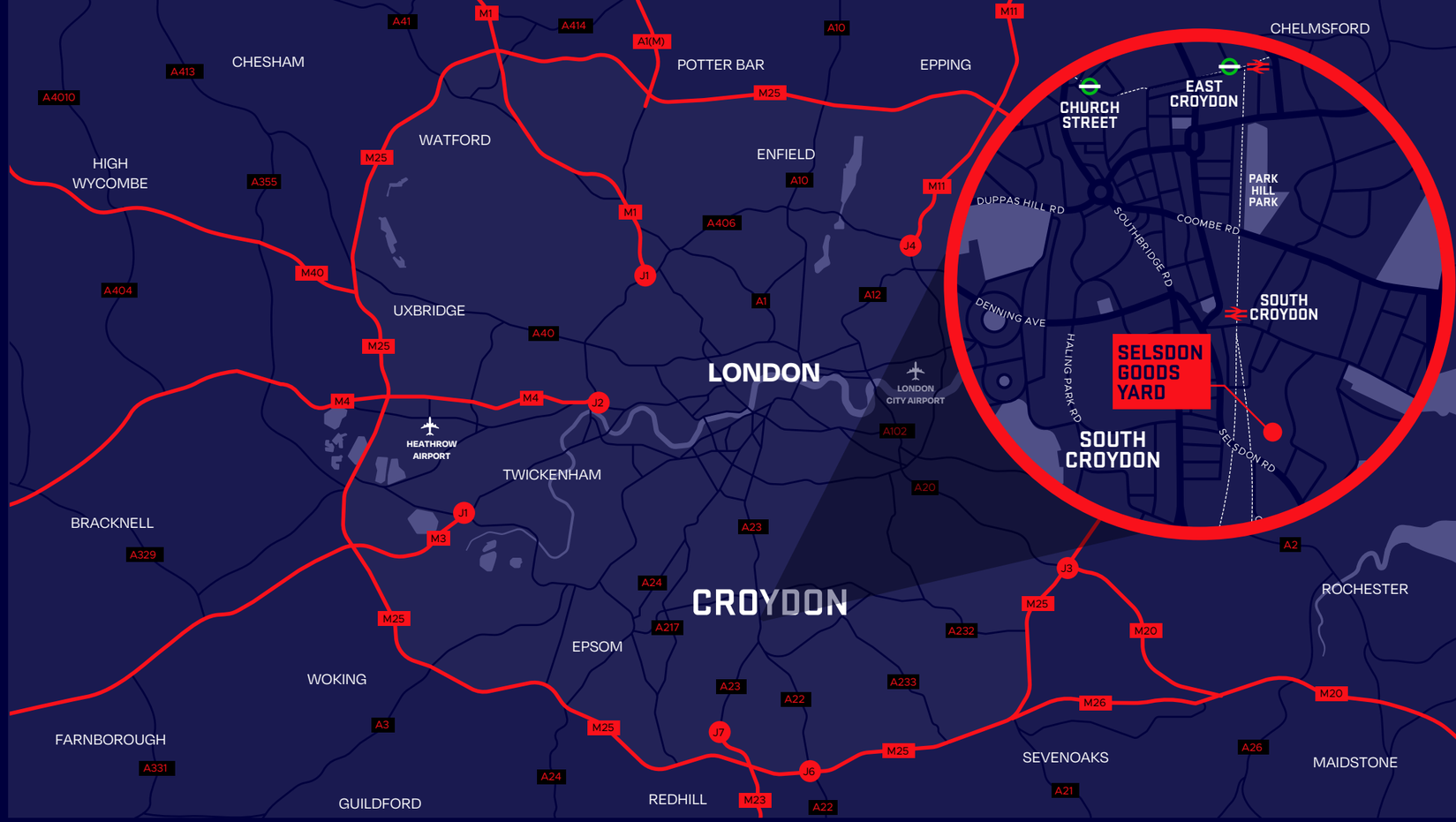
The site benefits from excellent road connectivity, with Purley Way (A23) nearby providing direct access north towards Central London and south to the M23 and M25 motorway network.

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)



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

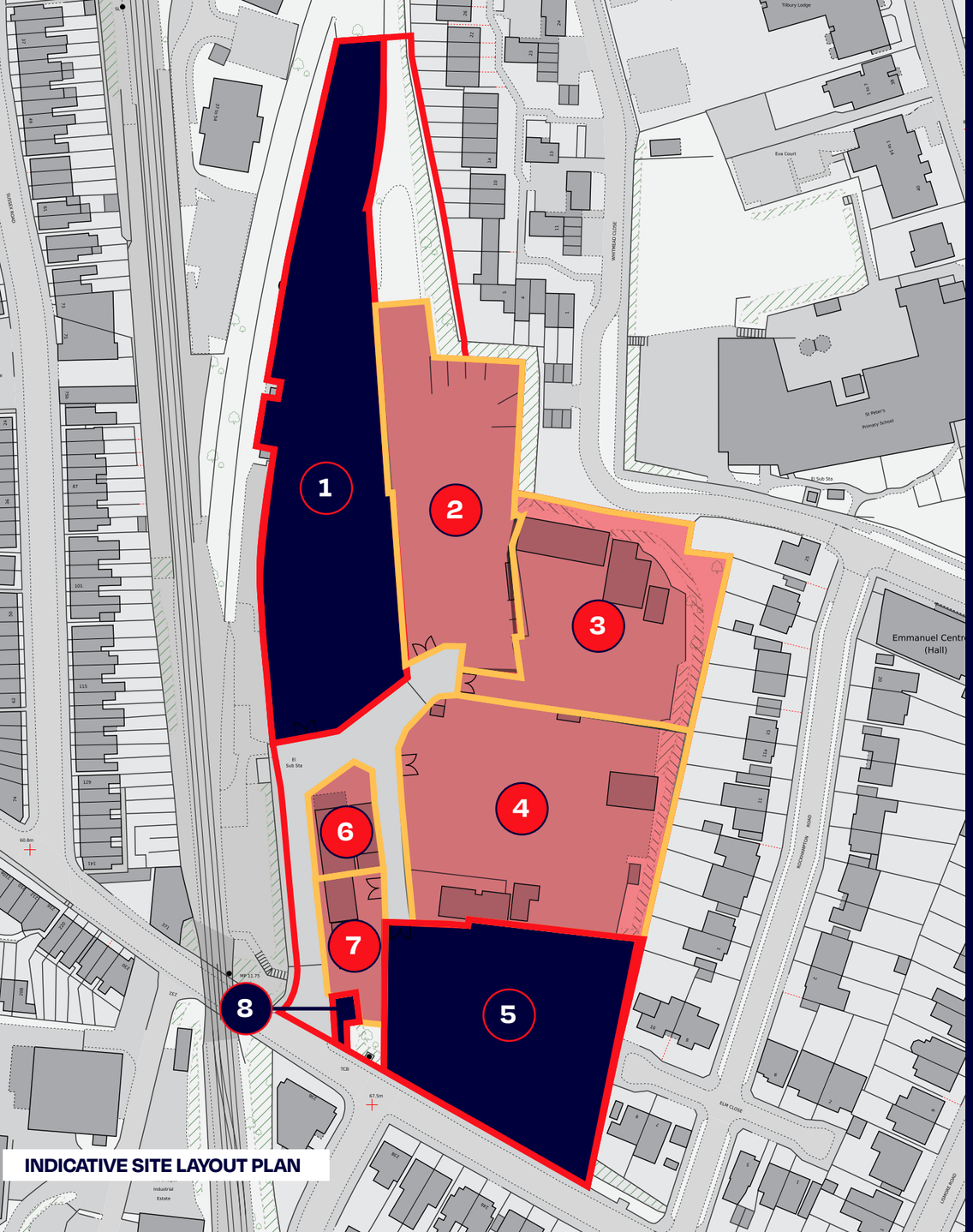
INCLUDES EIGHT SELF-CONTAINED AND SECURE PLOTS

GATED ACCESS TO EACH PLOT

WAREHOUSE BUILDINGS PROVIDING WORKSHOP AND STORAGE ACCOMMODATION

WATER AND POWER AVAILABLE

ABILITY TO COMBINE PLOTS



INDICATIVE SITE LAYOUT PLAN

AVAILABILITY

Selsdon Goods Yard is offering combined plots of 0.1 to 0.9 acres for lease. Each of the plots offers flexible lease terms, with short-term or long-term arrangements to be considered. Two more plots are coming soon, offering an addition 0.8 to 1.75 acres. This would offer a total availability of 2.6 acres.

Plot	Availability	Total Yard Area (Acres)	Total Yard Area (Sq Ft)	Warehouse (Sq Ft)
1	Let	Occupied by Huws Gray		
2	**Available**	**0.819**	**35,656**	**-**
3	**Available***	**0.571**	**24,865**	**-**
4	**Available**	**0.937**	**40,795**	**-**
5	Let	Occupied by MACT Scaffolding		
6	**Available**	**0.133**	**5,802**	**3,391**
7	**Available**	**0.162**	**7,048**	**-**
8	Let	Occupied by Stoves & Fireplaces		

*Plot 3 is subject to be cleared and is proposed to be delivered with no warehouse unit.



FURTHER INFORMATION

TERMS

Flexible lease terms on either a short-term or long-term basis to be considered. May sell parts of or whole site. Terms available upon application.

EPC

Details upon application.

BUSINESS RATES

Details upon application.

VIEWINGS

By appointment only. Please contact the Joint Agents.

LEGAL COSTS

Each party to bear their own costs.

SERVICE CHARGE

Details upon application.

CONTACTS

For further information please contact:

JOSH GARWOOD
jgarwood@sbyre.com
07943 176 189

JACK BOOTH
jbooth@sbyre.com
07739 751 830

SBY

ROB WATTS
rob.watts@levyrealestate.co.uk
07506 441 644

HENRY NEWLAND
henry.newland@levyrealestate.co.uk
07443 530 151

LEVY REAL ESTATE

Important Notice

SBY Real Estate Limited ("SBY") and Levy Real Estate LLP ("Levy") for themselves and for the vendors or lessors of this property whose agents they are give notice that:

All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation.

These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract.

No person in the employment of SBY or Levy has any authority to make or give any representation or warranty whatsoever in relation to this property.

All prices and rents are quoted exclusive of VAT unless otherwise stated.

Designed and produced by: SALIENT

July 2026