

SHW

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FOR SALE

**OFFICE / LIGHT INDUSTRIAL – 2,580 SQ FT (239.69 SQ M)
DEVELOPMENT POTENTIAL**

The Mews, r/o 11 Harrisons Rise, Croydon, Surrey, CR0 4LL

DESCRIPTION

The property comprises a self-contained part one- and part two-storey office / workshop building. The two storey element is of traditional construction under a pitched tiled roof. The single storey element comprises a number of later additions and part pitched and part flat roofs.

The property has a secure yard, extending to approx. 2,700sq ft. with two vehicular access routes. Note: The neighbouring property has access rights across the yard area.

The property has a central heating system, but the gas supply is not presently connected.

The property may be suitable for a variety of alternative uses or redevelopment subject to planning permission.

LOCATION

The property is located to the rear of Harrisons Rise, which is accessed off Epsom Road and is 0.7 Miles from A23 (Five Ways) and Waddon Station.

ACCOMMODATION (APPROX. GIA)

	SQ FT	SQ M
First Floor	548	50.87
Ground Floor	2,032	188.82
Total	2,580	239.69

AMENITIES

- Suspended ceilings to part
- Mix of Fluorecent / LED lighting
- Gas-fired central heating (Note: Gas disconnected)
- Kitchenette
- 2 x W/Cs
- Secure Yard

TITLE

The property is held under freehold titles SGL234544 and SGL237962

PRICE

Offers in excess of £300,000.

RATES

Rateable value from April 2026 = £37,750.

We recommnd interested parties make their own enquiries with Croydon Council Business Rates Department.

VAT

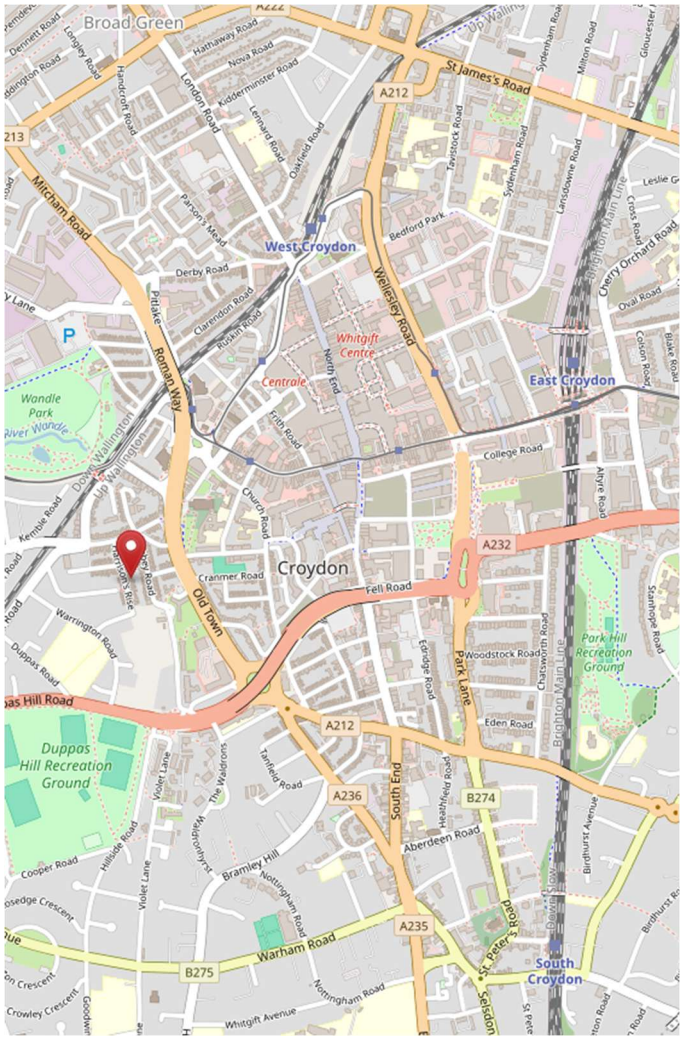
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

EPC = E (2026)



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VIEWINGS – 020 8662 2700

Tom Reed t: 07867 232 653
Bradley Williams t: 07738 890 302

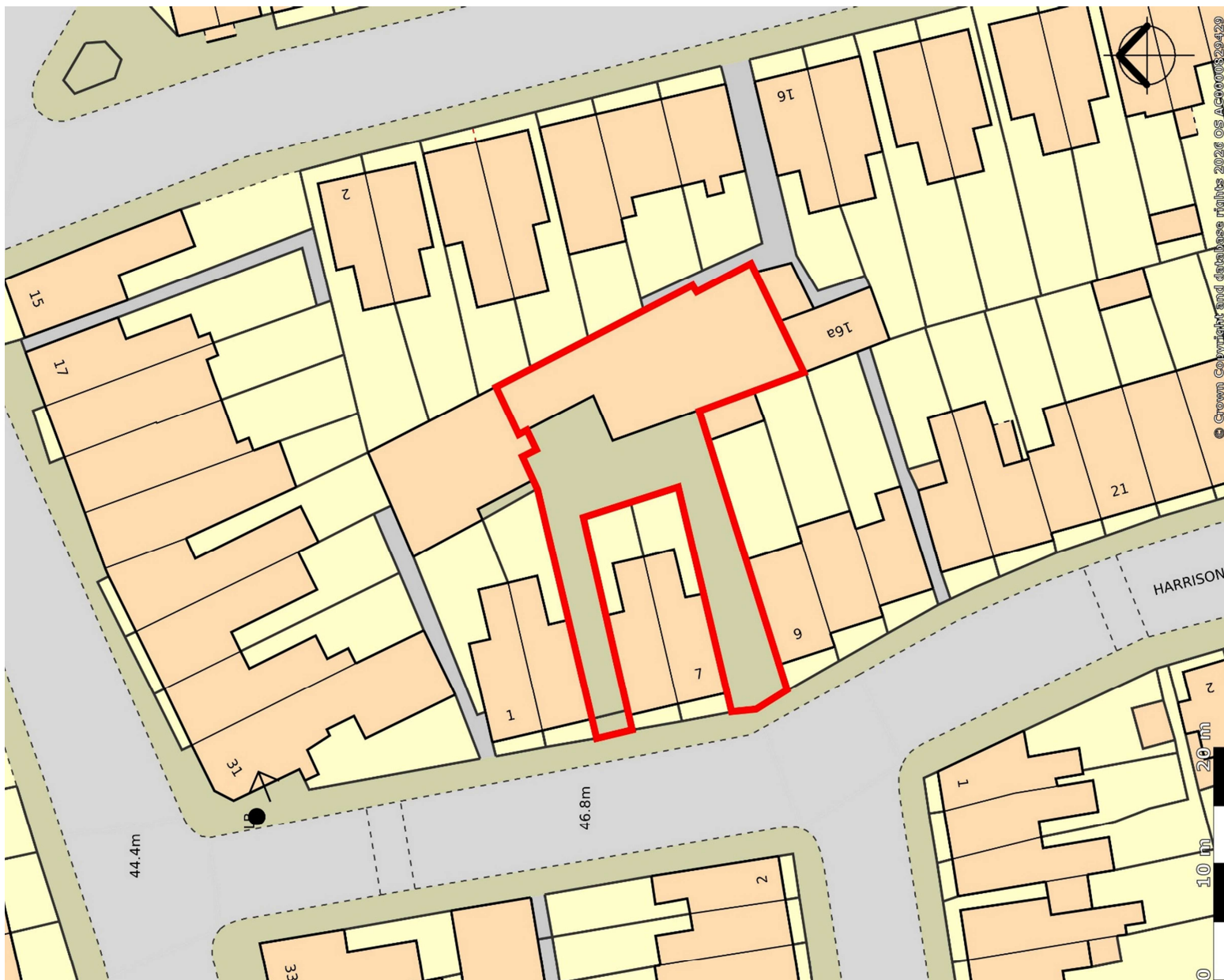
e: treed@shw.co.uk
e: bwilliams@shw.co.uk



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PHOTOS



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FLOORPLANS



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