



Price/premium £450,000

Size 4,070 Square feet

Ref #3411

Address

Address: 86, Clarendon Road

Postcode: CR0 3SG

Town: Croydon

Area: Surrey

Location

The property is approximately one mile from Croydon town centre. Clarendon Road provides convenient access to the A23 and A236, with the wider road network providing links towards Central London, Purley and the M25. The location is also well served by public transport, with local bus services operating nearby and both East Croydon and West Croydon railway stations. Please note there are local tram stops and there also a large area of public parking very near to the office.

Description

Guide Price £450,00 - A substantial two-storey freehold commercial property extending to approximately 4,070 sq ft (378.13 sq m), together with private parking to the front within the demise.

The property is currently arranged to provide storage/warehouse accommodation at ground floor level, with the first floor providing office accommodation. The layout offers a versatile combination of storage, workspace and offices and would be suitable for a variety of business uses, including storage, distribution, trade, light industrial or owner-occupier purposes, subject to any necessary planning consents.

The property benefits from a dedicated parking area to the front, providing useful off-street parking and access for loading and deliveries.

The property is offered for sale on a freehold basis and represents an excellent opportunity for an owner-occupier or investor seeking a substantial commercial building with the benefit of its own parking in an established Croydon location.

Awaiting EPC.

General Information

Tenure:	Freehold
Price/premium:	£450,000
Legal fees:	Each party to bear their own
Rateable value:	The VOA website states a rateable value (1 April 2026 to present) of £37,000 p.a. payable at the prevailing rate

Features

- ✓ Close to station
- ✓ Densely populated area
- ✓ On-site parking

Property Map



Important notice

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