



FREEHOLD FOR SALE

HS EDWARDS
HUGGINS STUART

4 Swan Close, Croydon, CR0 2DZ
£875,000 FREEHOLD

4 Swan Close, Croydon, CR0 2DZ

FOR SALE

Approx 3,866 sqft (359.12 sqm)

DESCRIPTION

Modern Industrial building of steel portal frame construction with a mono-pitched roof providing ground floor warehousing & 1st floor offices. The property benefits from 5 allocated parking spaces, loading bay, 3-phase electricity supply, air-conditioning, and kitchen and WC facilities.

Ground Floor	2,599 sqft	241.48 sqm
1 st Floor	1,266 sqft	1,266 sqm
TOTAL	3,866 sqft	359.12 sqm

PRICE

£875,000

TENURE

Freehold with full vacant possession.

LOCATION

Swan Close is situated just off the busy Gloucester Road close to the junction with Neville Road. The area is a well-established industrial and business hub a short distance from Central Croydon (5 minutes drive away). Selhurst Station is a 12 minute walk from the property and East Croydon Station is less than 1 mile away.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/faa2c46e03ea470db2b6151e1cf037f8>

RATES

Rateable value: £75,500 (information taken from Valuation Office website).

Non-domestic uniform rates payable at 54.6p in the £ (2024/25). Multiplier set to increase to 55.5p in April 2025.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

E-120

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

February 2025

FOLIO NUMBER

30263

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk



RESERVED

RESERVED

RESERVED

Cowlands

R067 YZP

LE24 ONG

MF13 HSG



Approximate total area⁽¹⁾

236.68 m²
2547.61 ft²

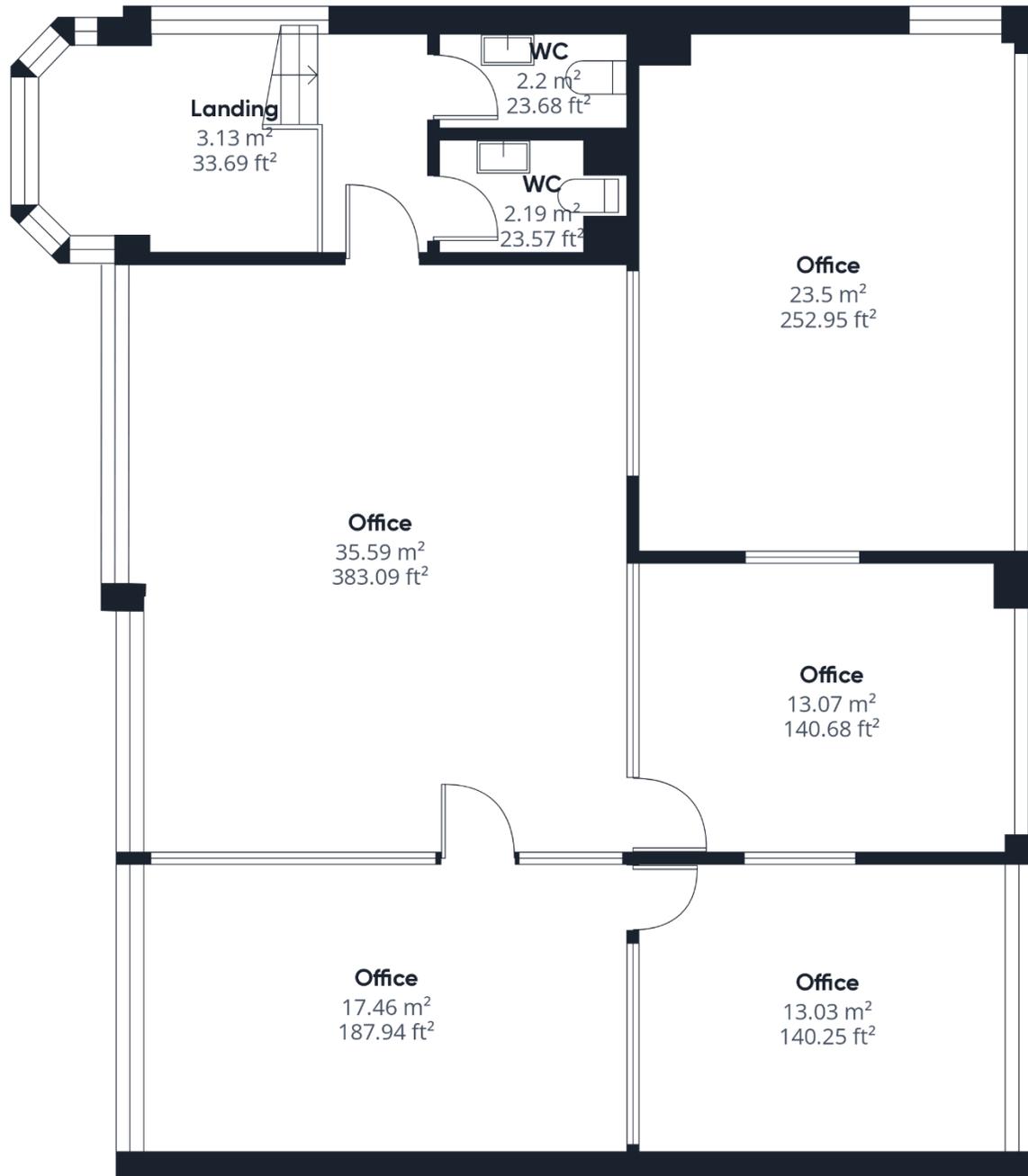
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Ground Floor



Approximate total area⁽¹⁾

110.17 m²
1185.85 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360