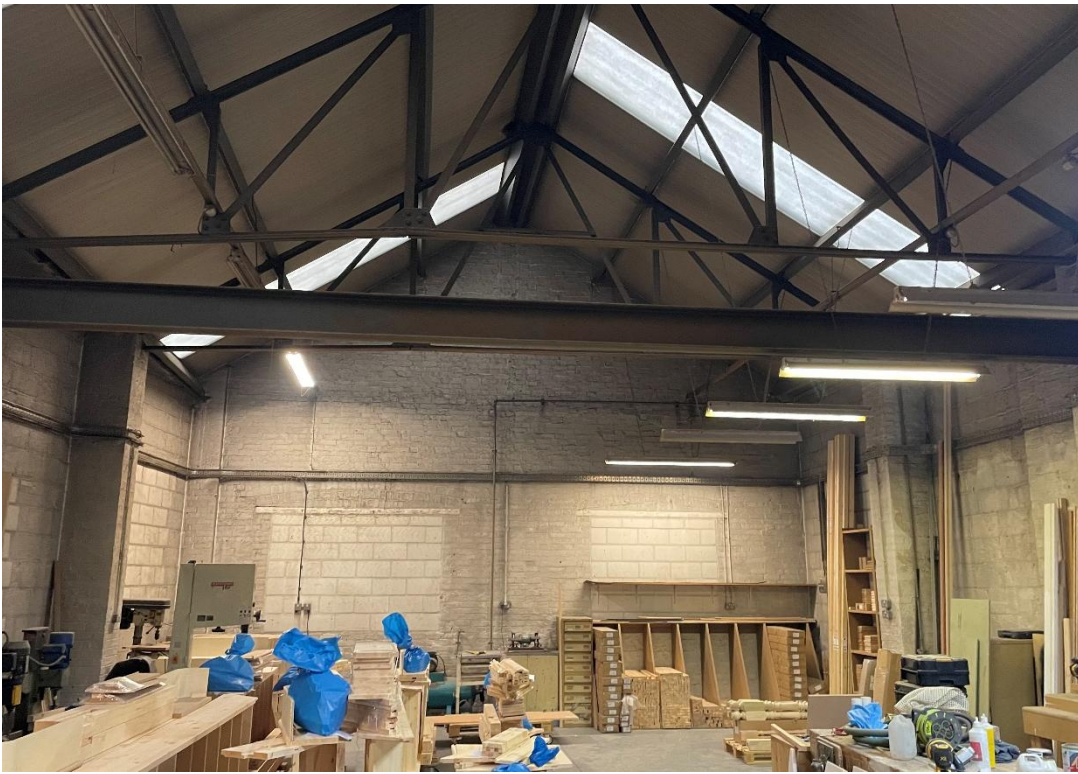




FOR SALE / TO LET

HS HUGGINS STUART
EDWARDS

Rear of 209 – 225 Davidson Road, Croydon CR0 6DP
£950,000 FH OR £70,000 PAX

Rear of 209-225 Davidson Road, CR0 6DP
FOR SALE/TO LET

Approx 5,963 sqft (553.98 sqm)

DESCRIPTION

Modern light industrial joinery works with an extensive yard situated off Davidson Road. The property is arranged predominantly as ground floor warehousing with first floor offices.

Warehouse GIA	5,575 sqft	518 sqm
First Floor Offices/ Storage	388 sqft	36 sqm
Yard Approx	7,495 sqft	696 sqm

PRICE

Offers in the region of £950,000 plus VAT.

TENURE

Freehold with full vacant possession.

Alternatively a new FRI Lease is available at £70,000 pax Plus VAT. Terms to be agreed.

LOCATION

Situated immediately behind terraced housing in Davidson Road. Croydon Town Centre is approximately 1 mile to the South, with regular bus services to both East & West Croydon Stations.

USE

Class E- Light Industrial

RATEABLE VALUE

£65,000 payable at 48p in the £ (2026/27).

EPC

D-76

LEGAL COSTS

Each party to bear their own legal costs.

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

June 2026

FOLIO NUMBER

171953

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

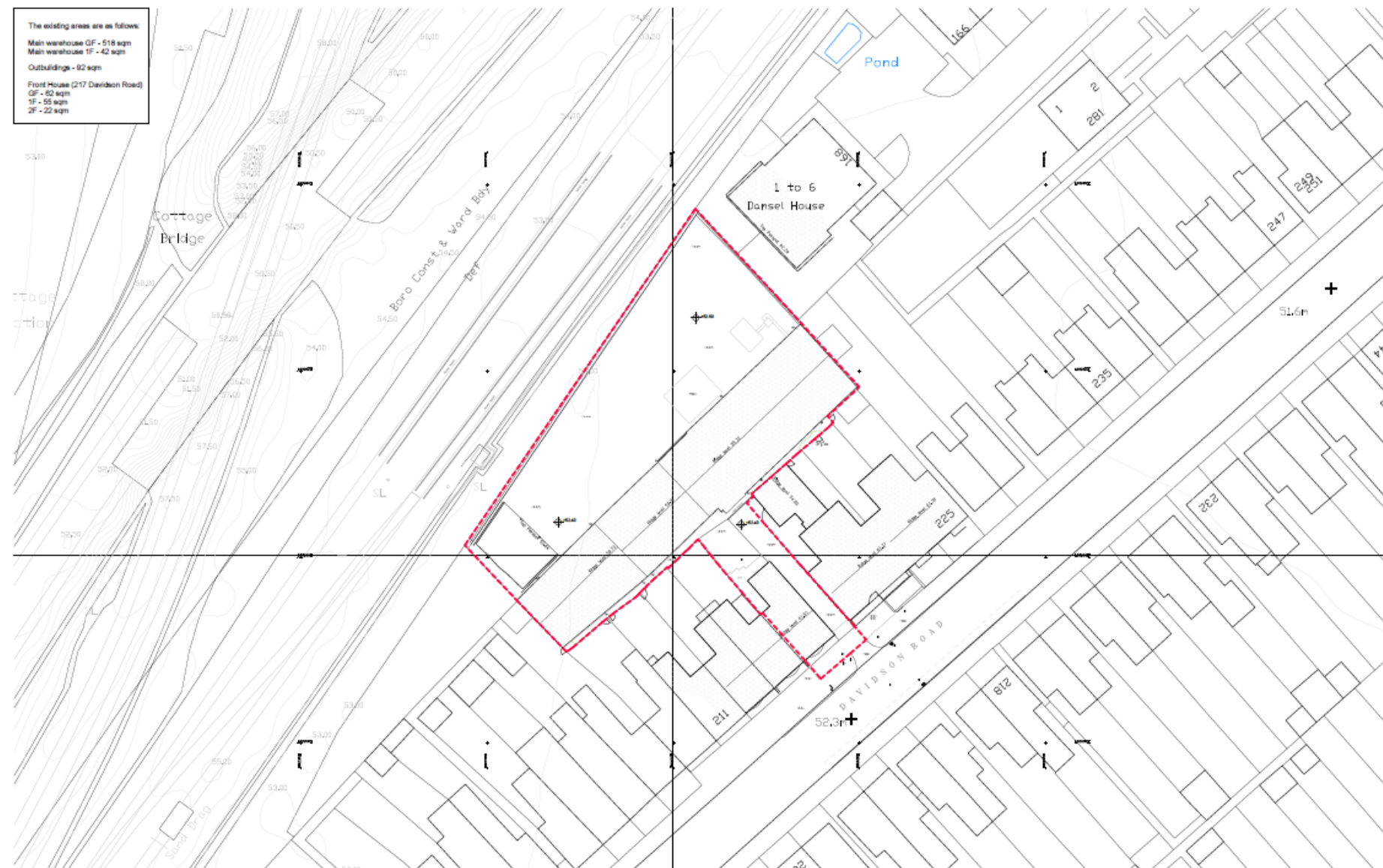
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk

Site Map: (Note any transaction will include the access road from Davidson Road but will exclude the residential property known as 217 Davidson Road).



date	rev	revision/author/checker	drawn	JWF	project	Works Rear Of 209 - 225 Davidson Road, Croydon, CR0 6DP	project status	Planning
			checked		scale @ A3	1 : 500	drawing	Site Location Plan
			date	Aug 24			drawing no	/ 001
			JWF Design	T +44(0)77 0107 7762	jwf@brook@gmail.com		rev	JWF