



INDUSTRIAL UNIT + YARD & OFFICES

5 Manor Road, South Norwood, SE25 4TA FOR SALE/TO LET

Approx 3,184 sqft (295.8 sqm)

DESCRIPTION

Rare opportunity to occupy a large industrial unit with a secure yard and a self-contained office building. The property has most recently been used as a metalworks but would suit a variety uses. The freehold of the property is available for sale, alternatively the property is available to rent on a new lease, terms to be agreed.

Warehouse	2,181 sqft	202.6 sqm
Office Building	785 sqft	72.9 sqm
Store	218 sqft	20.3 sqm
TOTAL	3,184 sqft	295.8 sqm

PRICE

Offers invited in the region of £750,000 for the freehold interest with full vacant possession.

LEASE

New Lease available at £60,000 per annum exclusive. Terms to be agreed.

LOCATION

The property is situated on Manor Road close to the junction with Portland Road. South Norwood High Street and Norwood Junction station are all within 5 minutes walk of the property. Norwood Junction provides regular National Rail and Overground

services to London Terminals, West Croydon, Epsom & Gatwick Airport. The M25 (Junction 6) is approximately 30 minutes' drive away.

VIRTUAL TOUR

<https://tour.giraffe360.com/778f6e54e68d4529a6fc77f380a35ddd>

RATES

Rateable value: £34,000 (2026) Rates payable at 43.2p in the £ (2026/27)

EPC

Warehouse- D100
Offices- D98

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

FOLIO NUMBER

30341

DATE

February 2026

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

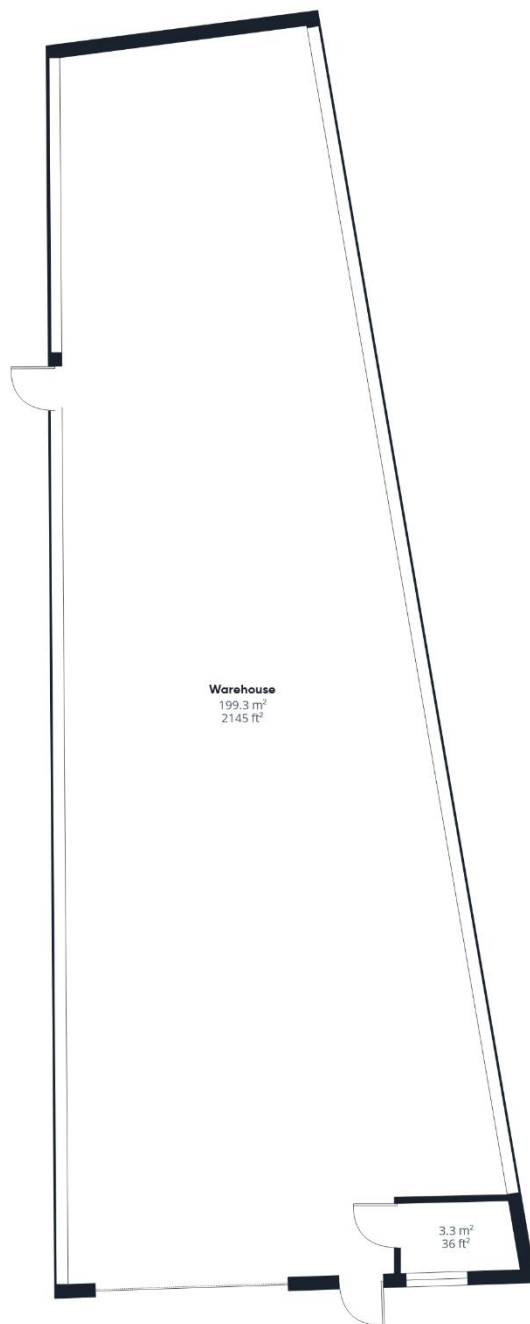
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk





Approximate total area⁽¹⁾

202.6 m²
2181 ft²

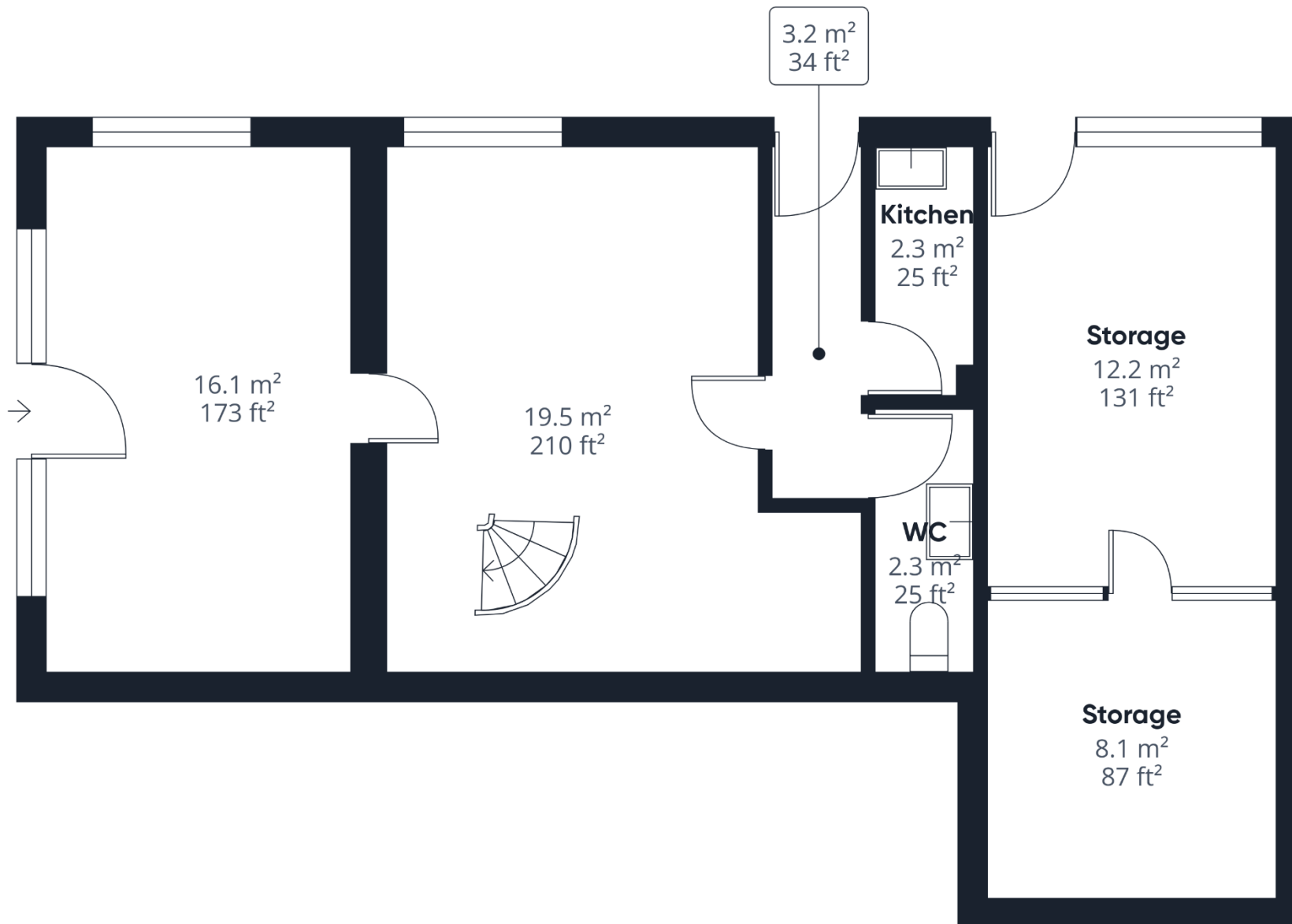
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 2



Approximate total area⁽¹⁾

63.7 m²
685 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

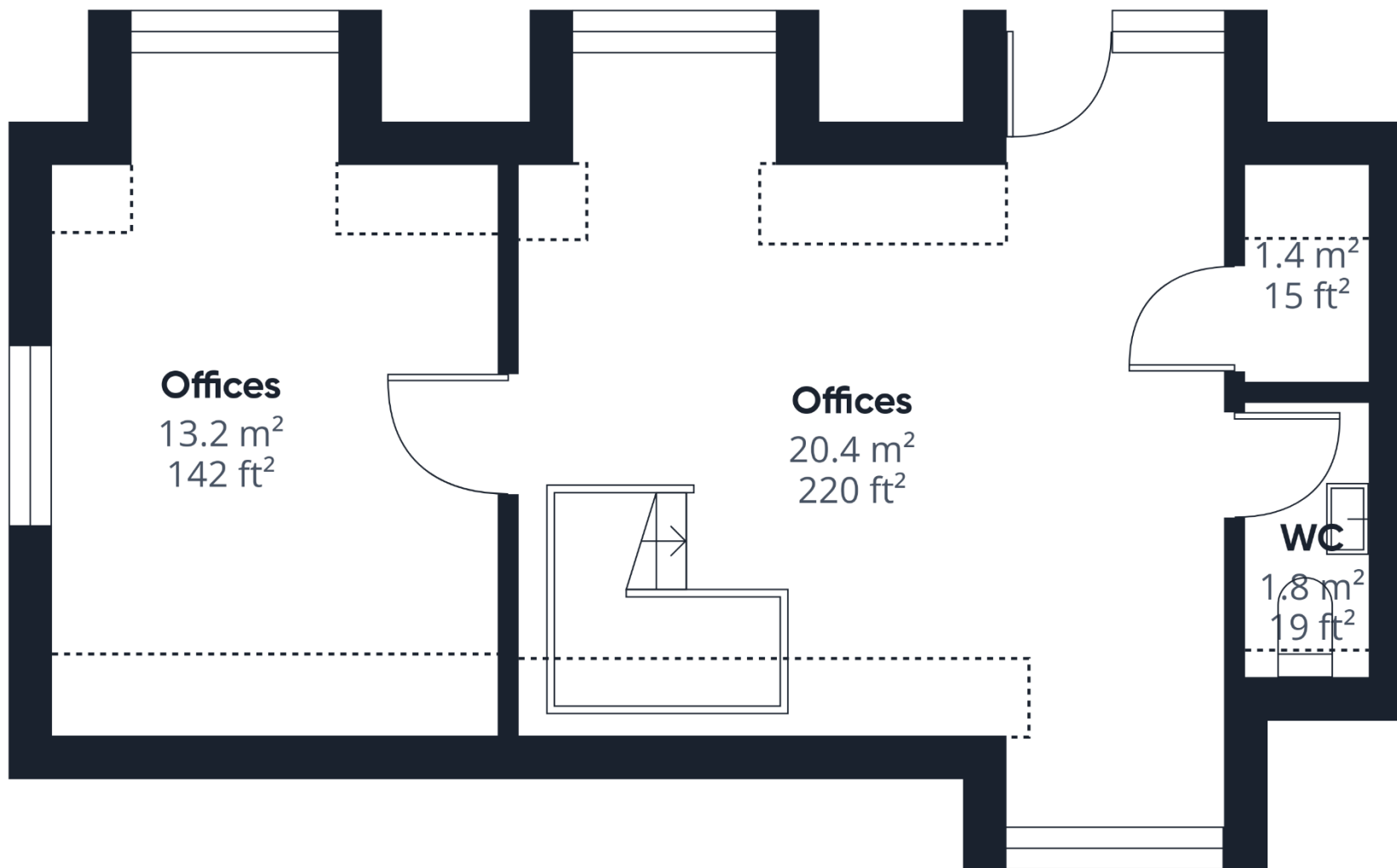
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1



Approximate total area⁽¹⁾

36.8 m²
396 ft²

Reduced headroom

5.2 m²
56 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1