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TO LET

INDUSTRIAL AND WAREHOUSE – 968 SQ FT (89.93 SQ M)

31 Neville Road, Croydon, Surrey, CR0 2DS

DESCRIPTION

The property comprises a mid-terrace industrial unit of steel portal frame construction under a pitched roof with steel clad elevations.

The unit is accessed via a roller shutter loading door and a pedestrian door to the front. There are 2 allocated car parking spaces plus an area for loading.

LOCATION

Neville Court Industrial Estate is located on Neville Road in Croydon. It is accessed via Gloucester Road which in turn connects to Lower Addiscombe Road (A222). The property is approximately 0.8 miles North of Croydon Town Centre and 9 miles South of Central London.

Selhurst Railway Station is approximately 0.6 miles North of the property, providing train links to East Croydon, London Victoria and Milton Keynes Central. East Croydon Railway Station is approximately 0.6 miles south of the property providing direct links to London and the South East.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	968	89.93
TOTAL	968	89.93

AMENITIES

- Situated on a secure, gated estate
- Eaves height of 3.2m
- 2 allocated car parking spaces
- Three phase electricity
- Office space
- LED lighting
- WC facilities

RENT

£19,500 per annum.

RATES

Rateable Value - £10,250 (from 1 April 2026).

VAT

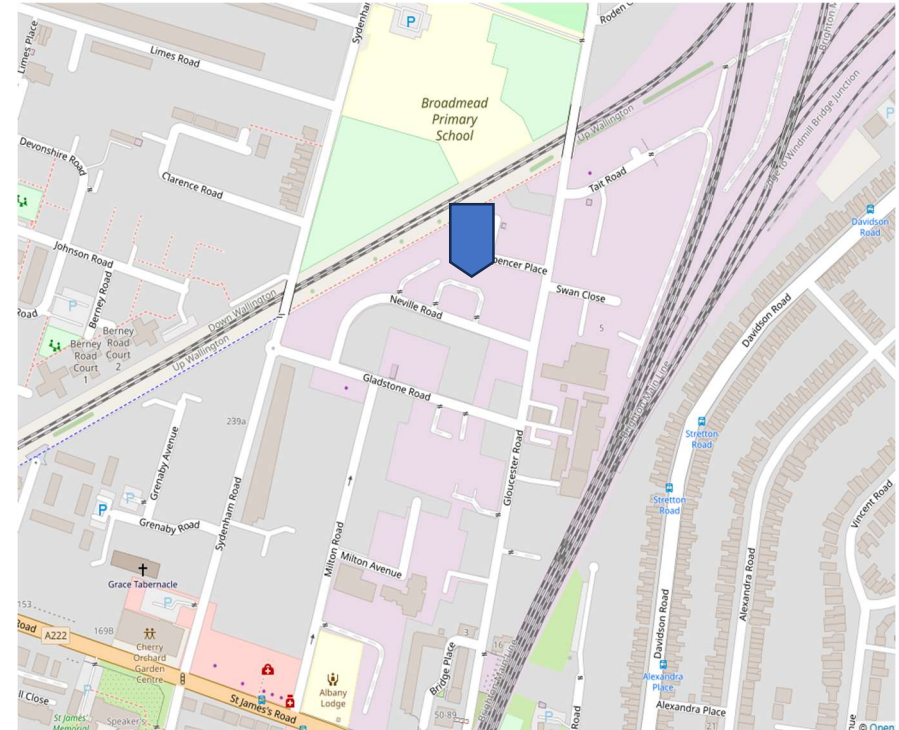
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



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