



INDUSTRIAL PROPERTY FOR SALE

9a Manor Road, South Norwood, SE25 4TA

FOR SALE

Approx 3,560 sqft (330.73 sqm)

DESCRIPTION

Former metalworks for sale close to Norwood Junction. The property comprises a large warehouse with ground and first floor offices. The property benefits from 3-phase electricity supply, a secure gated parking/loading area to the front of the property, WC's, security alarm & a manual roller shutter. The property has redevelopment potential subject to consents.

Ground Floor GIA	3,197 sqft	297.01 sqm
1 st Floor GIA	363 sqft	33.72 sqm
TOTAL	3,560 sqft	330.73 sqm

PRICE

Offers invited in the region of £550,000 for the freehold interest on a subject to contract only basis.

TENURE

Freehold with full vacant possession.

LOCATION

The property is situated on the junction of Leybourne Court and Manor Road. 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 LINK

<https://tour.giraffe360.com/f67613dde2d94836b8209c19605ea567>

RATES

Rateable value: £46,250 (2026). Rates payable at 43.2p in the £ (2026/27).

EPC

E-101

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

February 2026

FOLIO NUMBER

30341

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



HUGGINS STUART EDWARDS

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

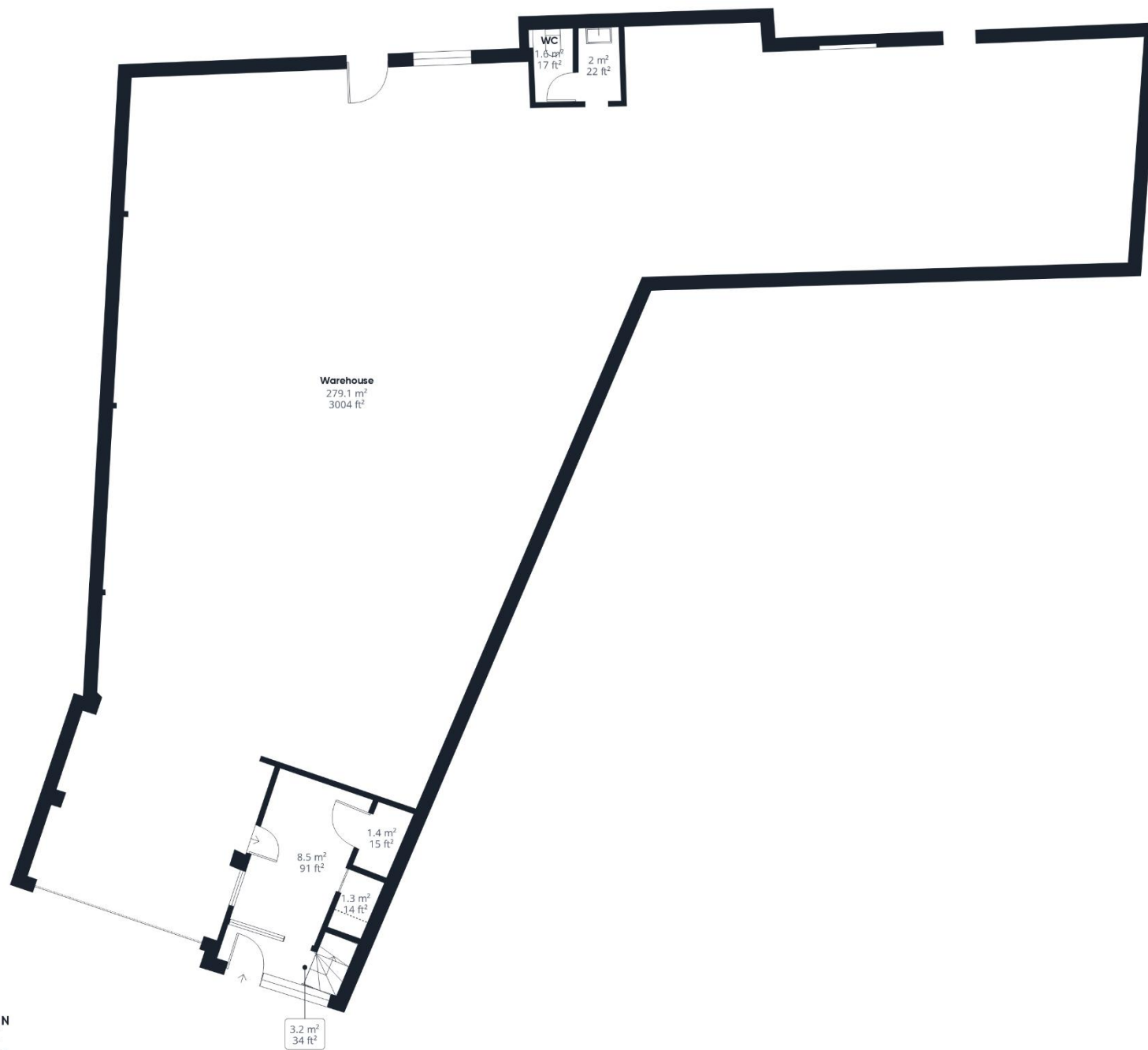
102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk





Ground Floor

Approximate total area⁽¹⁾

297.1 m²
3197 ft²

Reduced headroom

0.4 m²
4 ft²

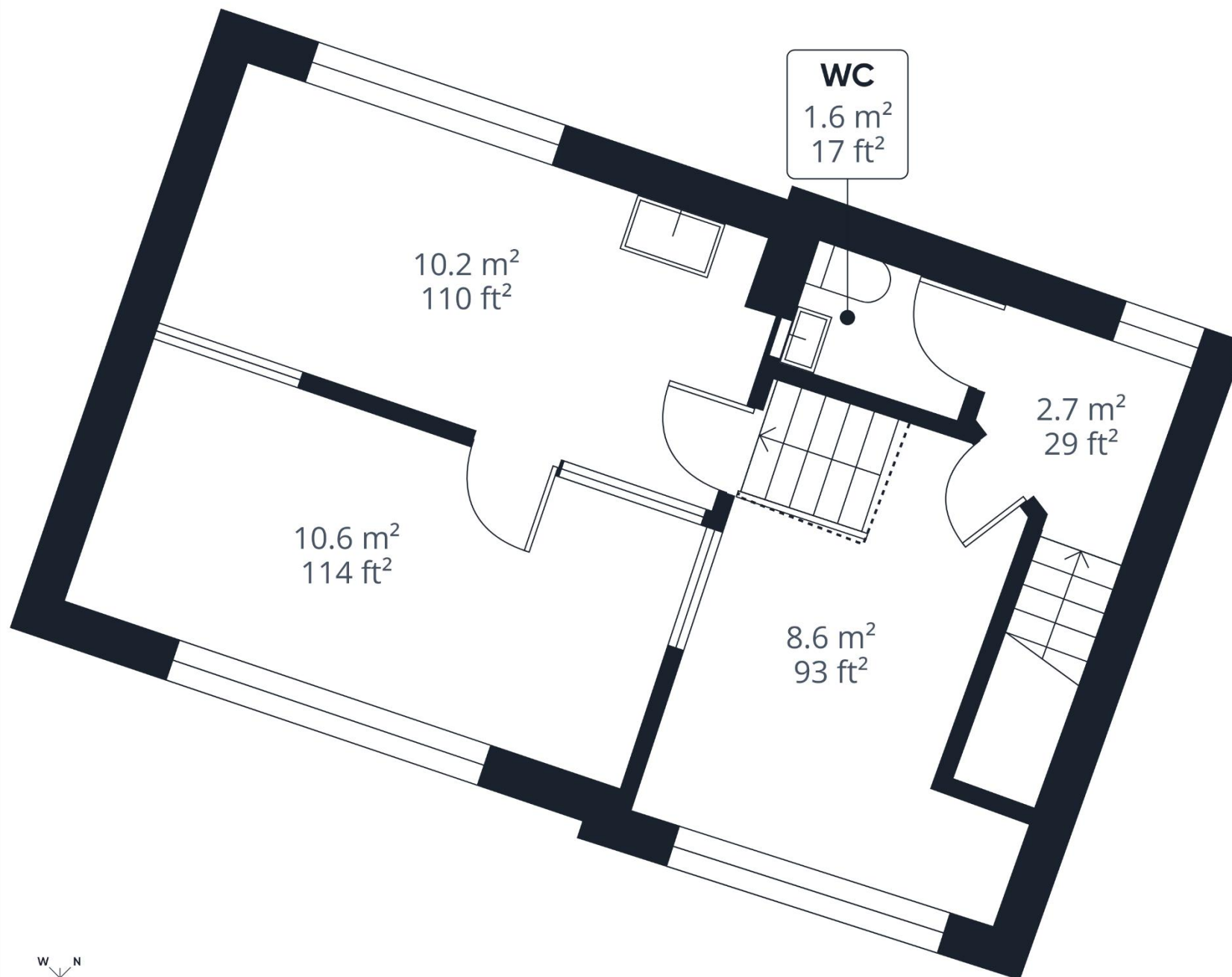
(1) Excluding balconies and terraces

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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

33.7 m²
363 ft²

Reduced headroom

0.9 m²
9 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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