

FOR SALE / TO LET

HS EDWARDS
HUGGINS STUART

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. The property, in conjunction with the existing terrace house at 217 Davidson Road, benefits from outline planning permission for redevelopment of the site to create 9x 3-storey terraced houses.

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

PLANNING- Ref No: 24/03919/OUT

Demolition of existing buildings (including 217 Davidson Road) and the erection of 9x 3 Storey terrace houses plus car and cycle parking. Accommodation to comprise a mix of 3 and 4 bedroom properties.

***Note new planning permission is being sought for vehicle access via the neighbouring development at Canal Walk, with pedestrian access only to Davidson Road. Would negate the requirement under current permission to demolish 217 Davidson Road. Only applicable if site redeveloped. ***

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

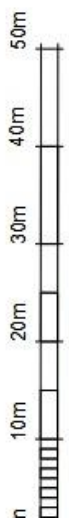
10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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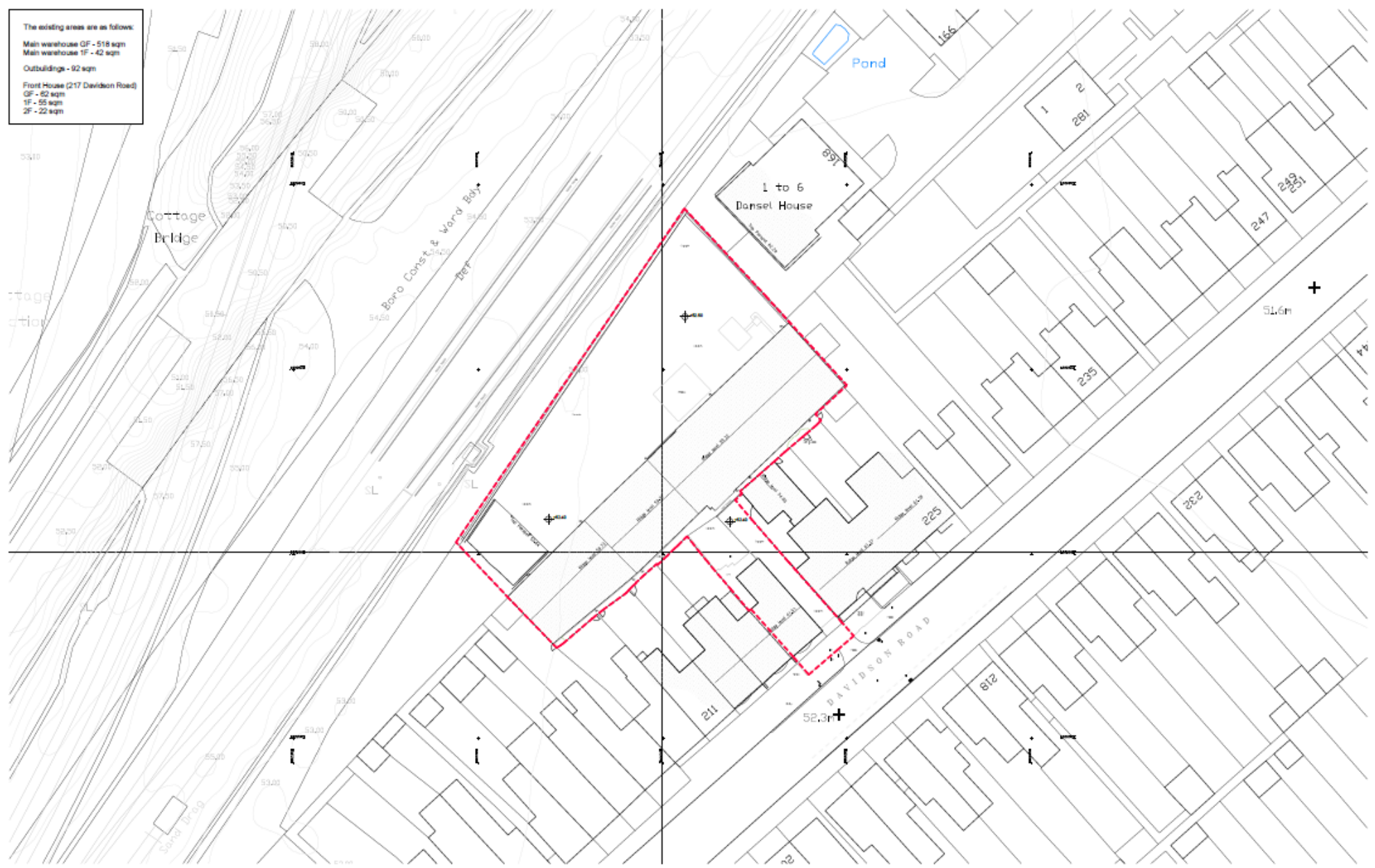
NOTES
 Do not make any plans otherwise only. All setting out to be verified in the field and any discrepancies notified to the Architect.
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date	rev	revision/author/checker	drawn	JWF	project	Works Rear Of 209 - 225 Davidson Road, Croydon, CR0 8DP	project status	Planning
			checked					
			scale	A3 1 : 500	drawing	Proposed Site Plan	drawing no	/ 101
			date	Aug 24			rev	A



The existing areas are as follows:
 Main warehouse GF - 518 sqm
 Main warehouse 1F - 42 sqm
 Outbuildings - 92 sqm
 Front House (217 Davidson Road)
 GF - 42 sqm
 1F - 55 sqm
 2F - 22 sqm



date	rev	revision/author/checker	drawn	JWF	project	Works Rear Of 209 - 225 Davidson Road, Croydon, CR0 8DP	project status	Planning
			checked		drawing	Site Location Plan	drawing no	/ 001
			scale @ A3	1 : 500	date	Aug 24	rev	
			JWF Design	T +44(0)77 0107 7762	jwf@brook@gmail.com		JWF	