



ZODIAC COURT

CENTRALCROYDON, CR0 2RJ

Self Storage Opportunity 24,956 sq ft GIA Basement Car Park
Long Leasehold or Leasehold



Investment Highlights

- 24,596 sq ft(GIA) car park ideal for conversion to provide an urban self storage facility within Croydon
- Tenure - 999 year long leasehold
- Site is located within the basement of Zodiac Court, the former Peep Show building
- Optional retail unit located fronting London Road providing reception and additional prominence and signage.
- Rare opportunity within the most populous borough in London
- The site has prominence onto London Road
- Accompanying retail regeneration within the wider scheme to provide synergies that will supplement footfall.
- Favourable demographics: exceptional local demand, with a population density 25x the UK average. Additionally, Croydon Council aims to construct 33,000 new homes across the borough by 2036.



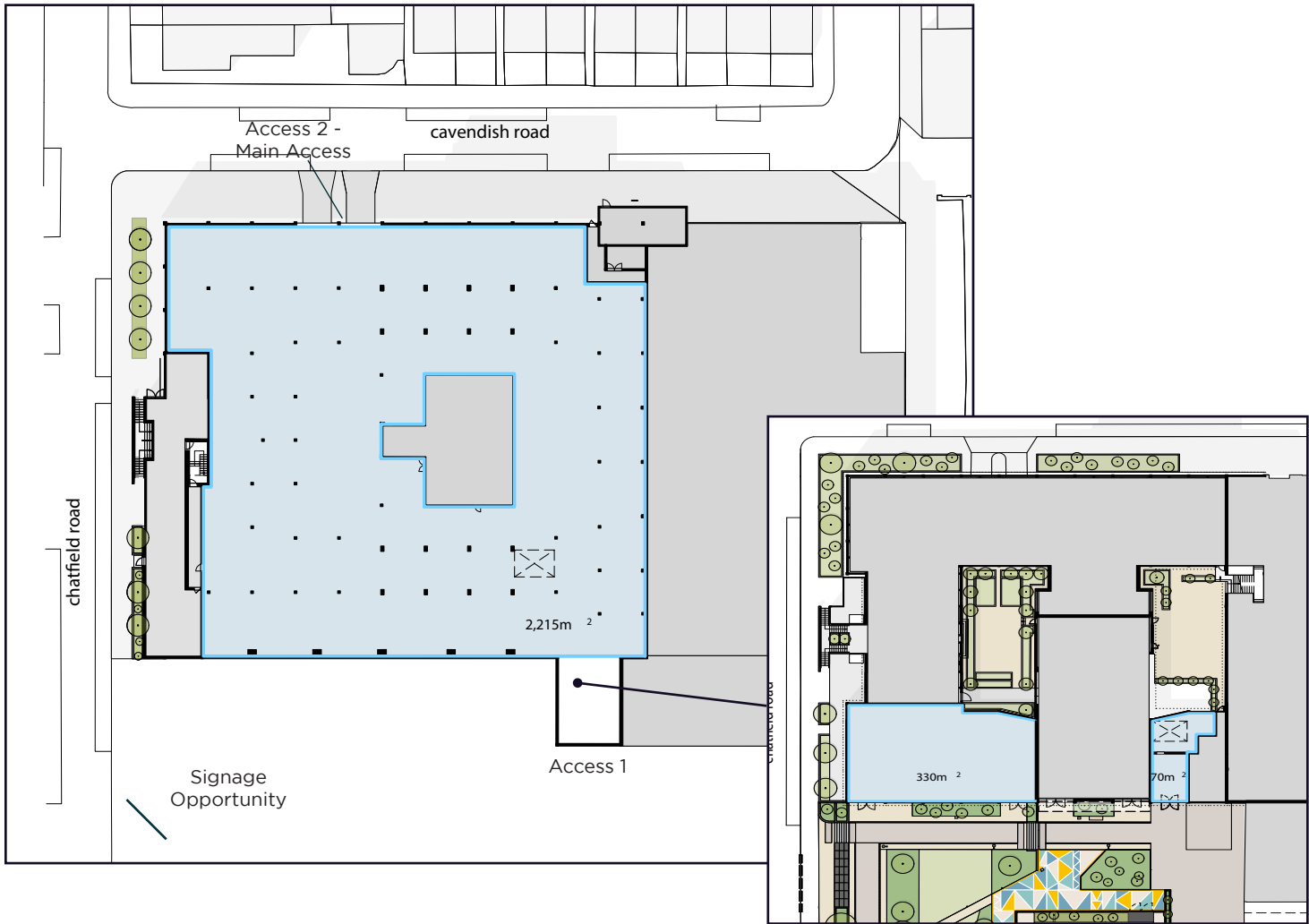
Description

The demise was previously a basement car park and includes 24,596 sqft GIA former lower ground area with a ground floor reception. The site will have visibility and signage from London Rd and access to the site is via Cavendish Rd. The site forms part of a wider regeneration of the building, the residential elements above have recently completed, and a community garden and café will be provided at the front of the building which is due to complete in April.

The site offers its own secure and independent entry points, separate from the residential area, which ensures no interference with residents or retail customers. Primary access to the facility is straight from Cavendish Rd via the car park inside the space (24,596 sqft). There is also a reception included on the ground floor located on London road (753 sqft).

Accommodation

Floor	Sq M	Sq Ft
Ground Floor Reception	70	753
Lower Ground	2,215	23,842
Total	2,285	24,596



Not to scale, indicative only.

Self Storage Market

During 2024-25, the self-storage industry demonstrated remarkable resilience and robust financial performance, even amidst challenges such as a cost of living crisis and rising interest rates.

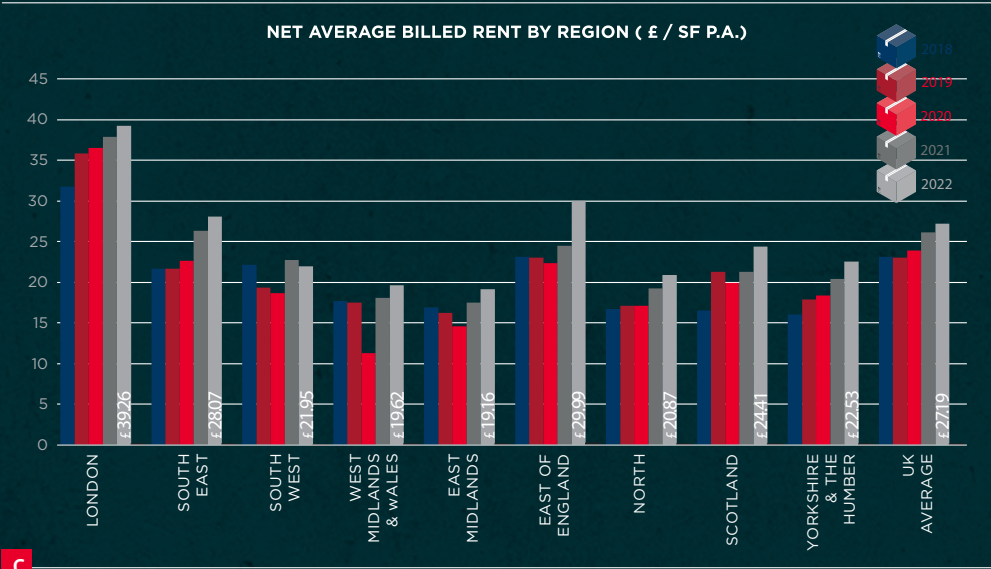
Demand for self storage has continued to increase across most UK markets with, location, competition, security, convenience and quality of product being key drivers for success.

While occupancy may have dropped marginally across some regional markets, rates have remained strong and grown in most locations meaning operators revenue levels have been sustained and even increased UK occupancy levels have remained stable at 77.5% illustrating a continued strength of demand.

The sector is seen to be in its nascency in the UK, the self storage footprint is likely to grow significantly in the future.

Demand for self-storage is growing at a faster rate than supply Self-storage penetration in the UK remains low (currently 0.89 sq ft per head of population – way below the USA 11 sqft or Australia 5 sqft) this is driving both occupancy levels and rental projections. Entry points to the sector remain scarce creating frustration for investors who are looking for good quality self-storage platforms to build a larger brand from.

Source: Self Storage Annual Industry Report 2024 – SSA UK



£



Location

Zodiac Court is located on London Road in Croydon, CR0 2RJ. Situated in the heart of Croydon, this address offers convenient access to a busy high street offering various amenities and services.

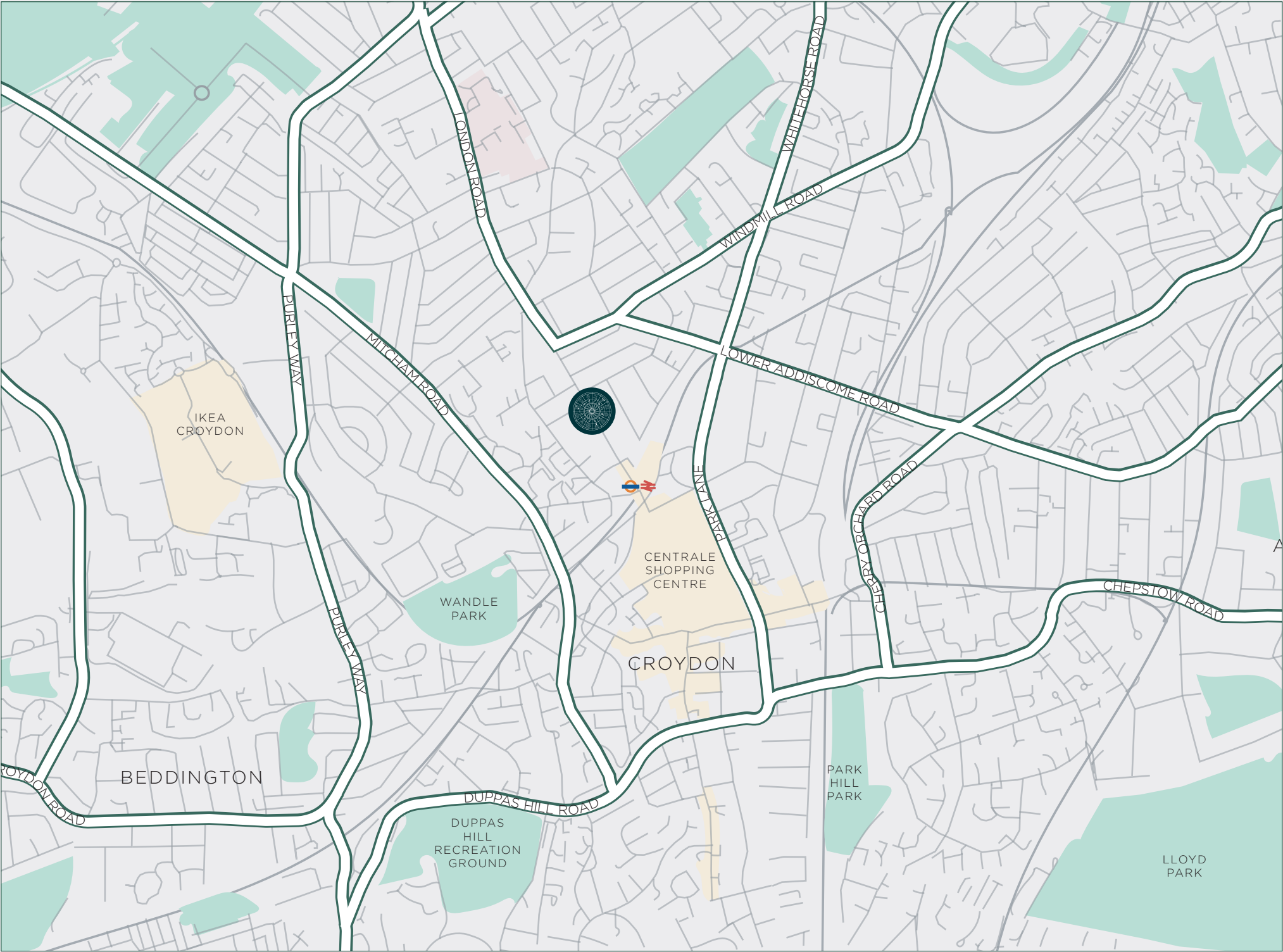
Surrounded by bustling streets and lively neighbourhoods, residents of Croydon enjoy a vibrant urban atmosphere. London Road itself is a well-travelled thoroughfare, bustling with activity and lined with a variety of shops, restaurants, and businesses.

The area is well-connected by road, with easy access to major arterial routes such as the A232 and A23, providing convenient links to neighbouring towns and central London. The A232 offers access to destinations such as Sutton and Bromley, while the A23 connects to central London and further south towards Brighton.

Transportation options including bus routes, underground, and train stations are also readily accessible from Zodiac Court. The nearest bus station is approximately a 3-minute walk away, offering frequent services to destinations across Croydon and beyond. Croydon's major train stations, such as East Croydon and West Croydon, are within a 10 to 15-minute walk or a short bus ride, providing access to national rail services, tram connections, and further transportation links.

In addition, the nearest underground station is approximately a 15-minute walk from Zodiac Court, offering access to London's extensive underground network for convenient travel to various destinations across the capital.

Croydon itself is a diverse and dynamic borough, known for its cultural diversity, shopping centres, and entertainment options.



DEMOGRAPHICS

Croydon, located in South London, is home to a bustling population of over409,340 residents, making it the the most populated borough within London The area is served by numerous primary and secondary schools, along with several colleges and is home to London South Bank University's new Croydon Campus. Additionally, Croydon boasts a thriving business community, with a significant number of enterprises spanning various sectors, contributing to the borough's economic vitality and growth.

LOCAL RESIDENTS CHARACTERISTICS

COMMUNITY ELDERERS

Established older households owning city homes in diverse neighbourhoods.



CULTURE AND COMFORT

Thriving families with good incomes in diverse suburbs.

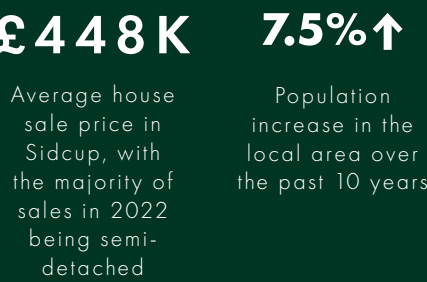
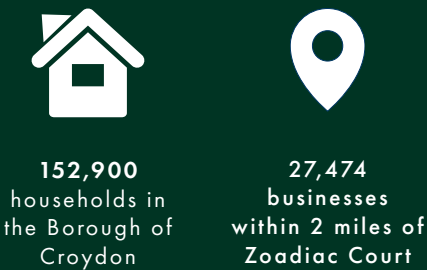
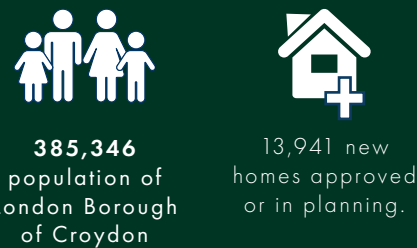


FLEXIBLE WORKFORCE

Successful young renters ready to move to follow worthwhile incomes from service sector jobs.

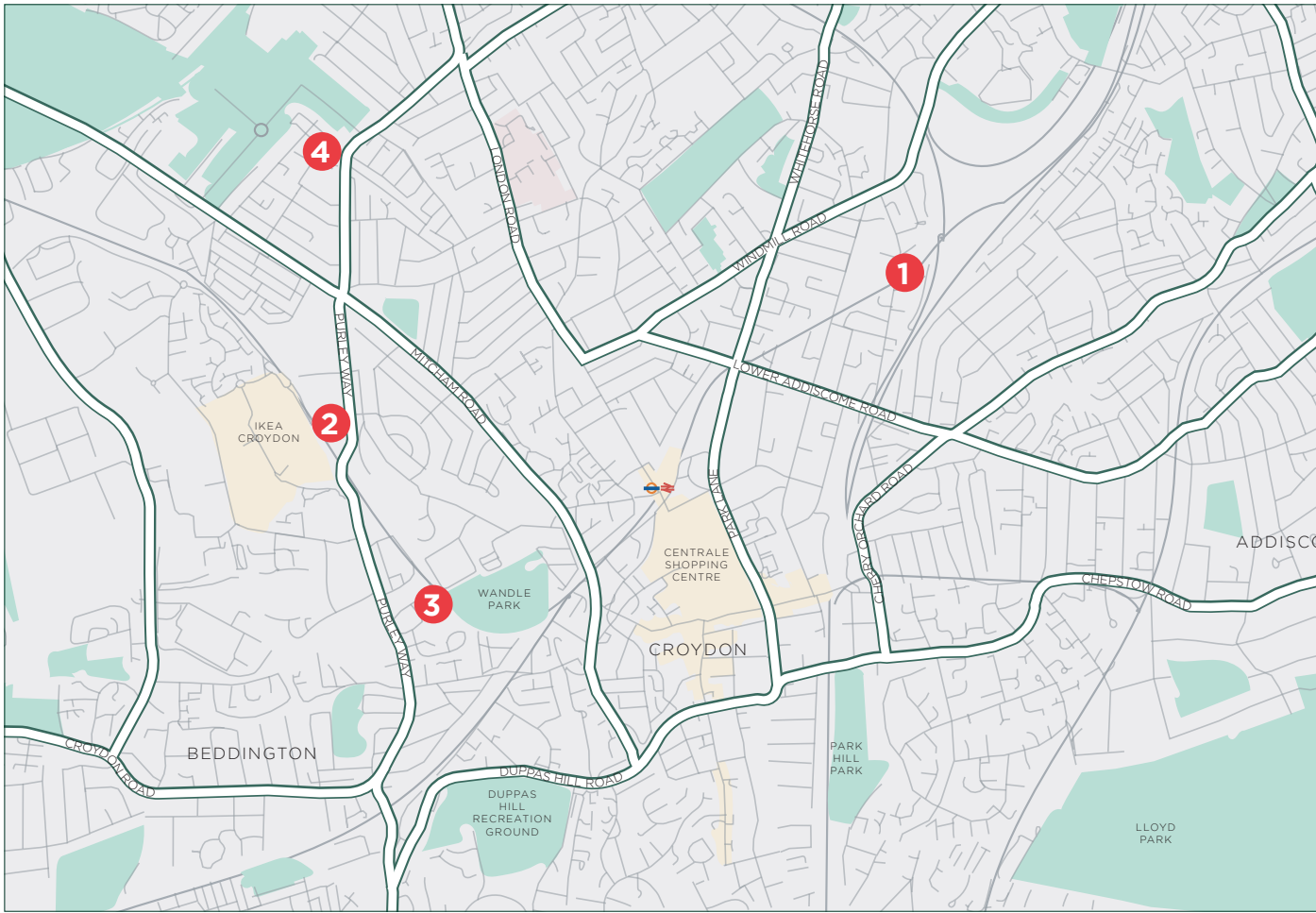


LOCAL AREA IN PROFILE



COMPETITION

Croydon Competition Analysis	Type	Tenure	Condition	Distance from store Store (Driving)
1. Access Self Storage	Converted	Leasehold	Poor	0.9 miles East
2. Shurgard	Purpose Built	Freehold	Excellent	0.8 Miles West
3. Access Self Storage (Purley Way)	Converted	Leasehold	Good	1.2 Miles West
4. Big Yellow	Purpose Built	Freehold	Excellent	1.2 Miles North West



FURTHER INFORMATION

Tenure

The property is held on a long leasehold of 999 years peppercorn rent.

Opportunity

Consideration will be given to both the purchase of a long leasehold or tenancy agreement, price and rent on application.

Planning

Should a purchaser wish to proceed with this opportunity for self-storage, we would entertain offers subject to planning. We would advise potential purchasers to seek independent planning advice, as the provision of self-storage (Use Class B8) would require a change of use application to be submitted to the Council.

The Team



Simon Higgins

simon.higgins@levyrealestate.co.uk

t 0207 747 0130

m 07976 266 608



Henry Newland

henry.newland@levyrealestate.co.uk

t 0207 747 0116

m 07443 530 151

Inspections

All parties wishing to inspect the site should do so strictly by arrangement with Levy Real Estate.

Process

Following receipt of this marketing brochure, interested parties should confirm their interest to:

Simon Higgins

simon.higgins@levyrealestate.co.uk

M: 07976 266 608

and

Henry Newland

henry.newland@levyrealestate.co.uk

M: 07443 530 151

The site shall be sold via informal tender and proposals from all interested parties will be invited at a date to be confirmed.

MISREPRESENTATION ACT 1967 Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated.

February 2026