



PRICE REDUCED

HS EDWARDS
HUGGINS STUART

4 Swan Close, Croydon, CR0 2DZ
£815,000 FREEHOLD

4 Swan Close, Croydon, CR0 2DZ

FOR SALE

Approx 3,866 sqft (359.12 sqm)

DESCRIPTION

Modern Industrial building of steel portal frame construction with a mono-pitched roof providing ground floor warehousing & 1st floor offices. The property benefits from 5 allocated parking spaces, loading bay, 3-phase electricity supply, air-conditioning, and kitchen and WC facilities.

Ground Floor	2,599 sqft	241.48 sqm
1 st Floor	1,266 sqft	1,266 sqm
TOTAL	3,866 sqft	359.12 sqm

PRICE ***REDUCED***

£815,000

TENURE

Freehold with full vacant possession.

LOCATION

Swan Close is situated just off the busy Gloucester Road close to the junction with Neville Road. The area is a well-established industrial and business hub a short distance from Central Croydon (5 minutes drive away). Selhurst Station is a 12 minute walk from the property and East Croydon Station is less than 1 mile away.

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/faa2c46e03ea470db2b6151e1cf037f8>

RATES

Rateable value: £85,500 (April 2026) Rates payable multiplier reduced to 48.8p in the £ from April 2026.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

E-120

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
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DATE

April 2026

FOLIO NUMBER

30263

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
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RESERVED

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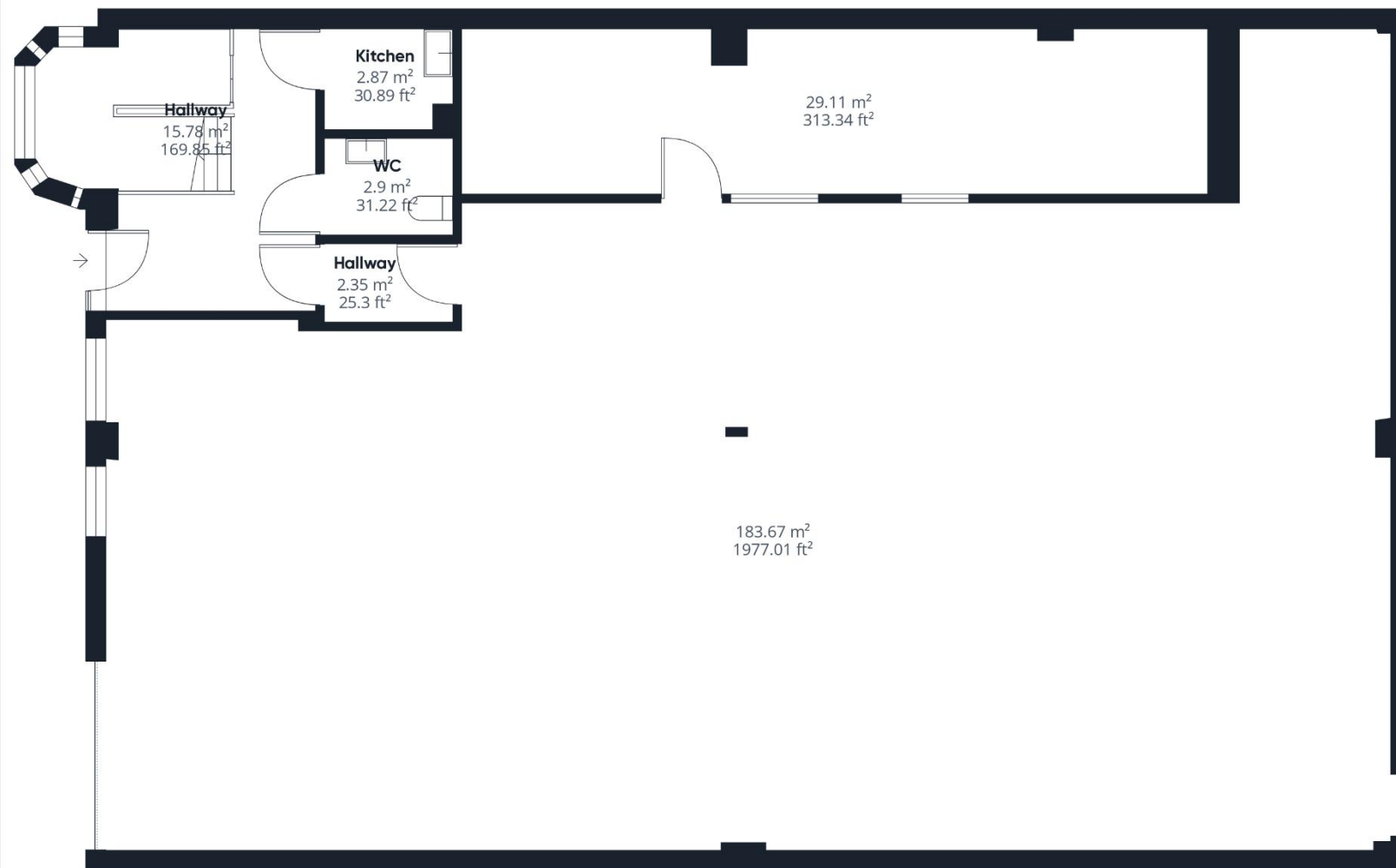
RESERVED

Cowlands

R067 YZP

LE24 ONG

WF13 HSG



Approximate total area⁽¹⁾

236.68 m²
2547.61 ft²

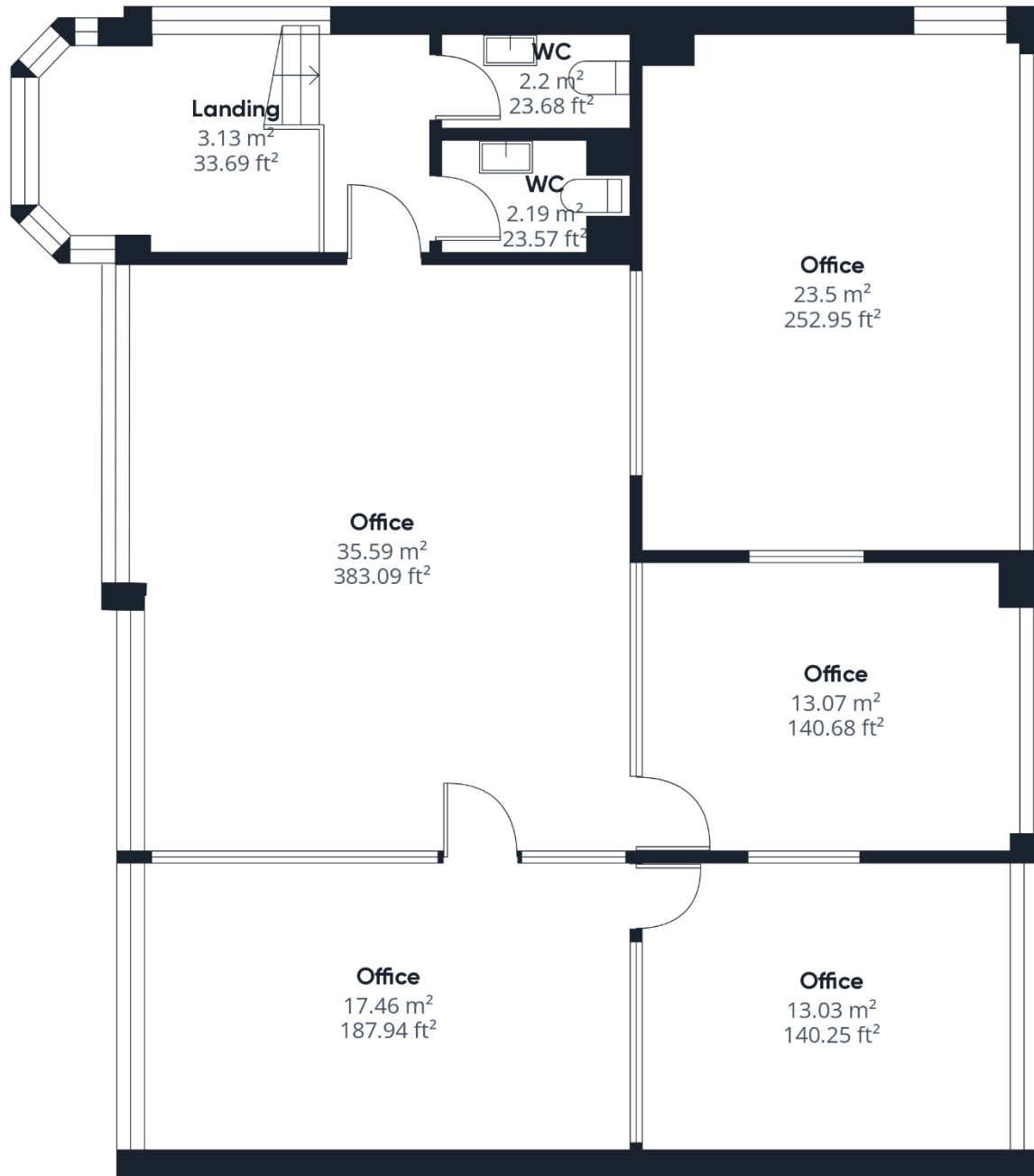
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Ground Floor



Approximate total area⁽¹⁾

110.17 m²
1185.85 ft²

(1) Excluding balconies and terraces

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