



INDUSTRIAL UNIT TO LET

HS HUGGINS STUART
EDWARDS

1 Swan Close Croydon, CR0 2DZ
£65,000 PER ANNUM EXCLUSIVE

1 Swan Close, Croydon, CR0 2DZ

TO LET

Approx 3,940 sqft (366 sqm)

DESCRIPTION

Modern Industrial building of steel portal frame construction with a mono-pitched roof providing ground floor warehousing, mezzanine storage & 1st floor offices. The property benefits from a prominent corner position with 6 allocated parking spaces.

Ground Floor	2,017 sqft	187.4 sqm
Mezzanine	496 sqft	46.1 sqm
First Floor	1,427 sqft	132.5 sqm
TOTAL (GIA)	3,940 sqft	366 sqm

RENT

£65,000 per annum exclusive

LEASE

New Lease. Terms to be agreed.

USE

Class E (Light Industrial)

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.

AMENITIES

- GF clear height of 3.8m
- EV charging points
- Sectional loading door
- Central heating
- Security alarm
- 3-phase electricity
- Gas supply
- LED lighting
- Double glazing
- 6 parking spaces

RATES

Rateable value: £50,000. Rates payable at 43.2p in the £ (2026/27)

VIRTUAL TOUR LINK:

<https://tour.giraffe360.com/7075153c62a54794a1c5faec23fd2897>

EPC

C-73 (Expired) New EPC in the course of preparation.

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	FOLIO NUMBER
July 2026	30368

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

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: 10 West Street, Epsom, Surrey, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

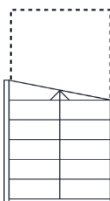
www.hsedwards.co.uk





Warehouse

163.9 m²
1764 ft²



Kitchen

2.6 m²
28 ft²

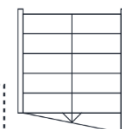
WC

2.8 m²
30 ft²

2.3 m²
25 ft²

Entrance

15.8 m²
170 ft²



Ground Floor

Approximate total area⁽¹⁾

187.4 m²
2017 ft²

Reduced headroom

5.5 m²
60 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



Mezzanine
46.1 m²
496 ft²

Landing
8.3 m²
89 ft²

Approximate total area⁽¹⁾
54.4 m²
585 ft²

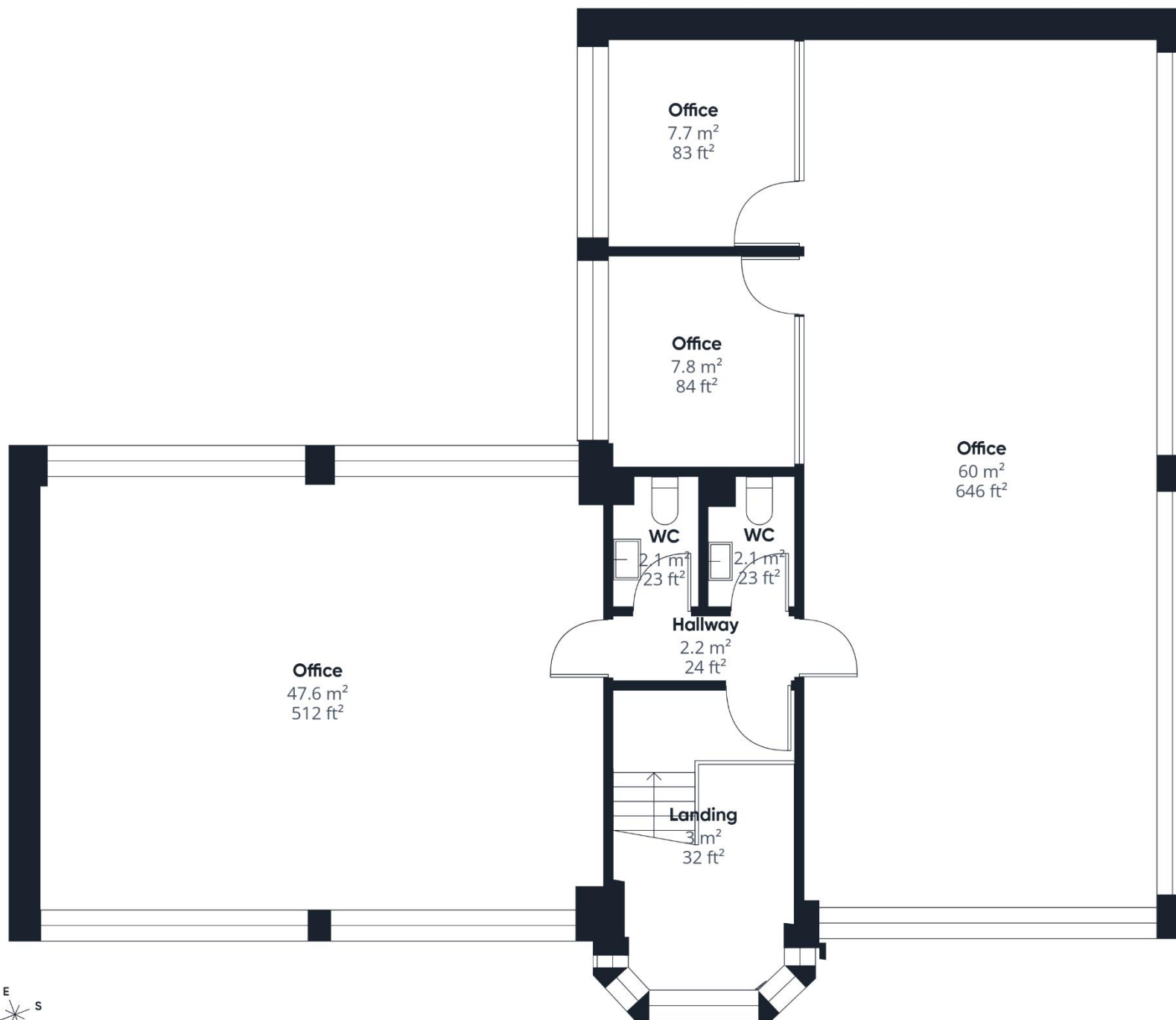
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0½



Floor 1

Approximate total area⁽¹⁾

132.5 m²

1427 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360