



**STIRLING
ACKROYD**

FOR SALE

**32-34 Bensham Lane,
Croydon, CRO 2RQ**

6,243 sq ft

**Freehold -
warehouse/garage with
yard - West Croydon**



VIDEO TOUR

stirlingackroyd.com



Description

This is an ideal opportunity to secure a commercial site in West Croydon.

The site is entered via Bensham Lane and is configured with a front yard and a ground floor warehouse area as well as first floor office.

Internal gross floor areas comprise: ground floor 4,340 square feet, first floor office 518 square feet plus front yard.

The current use of the site is classified as Warehouse and Offices. Other uses, conversion and residential development could be considered subject to the relevant planning consents.

Key points

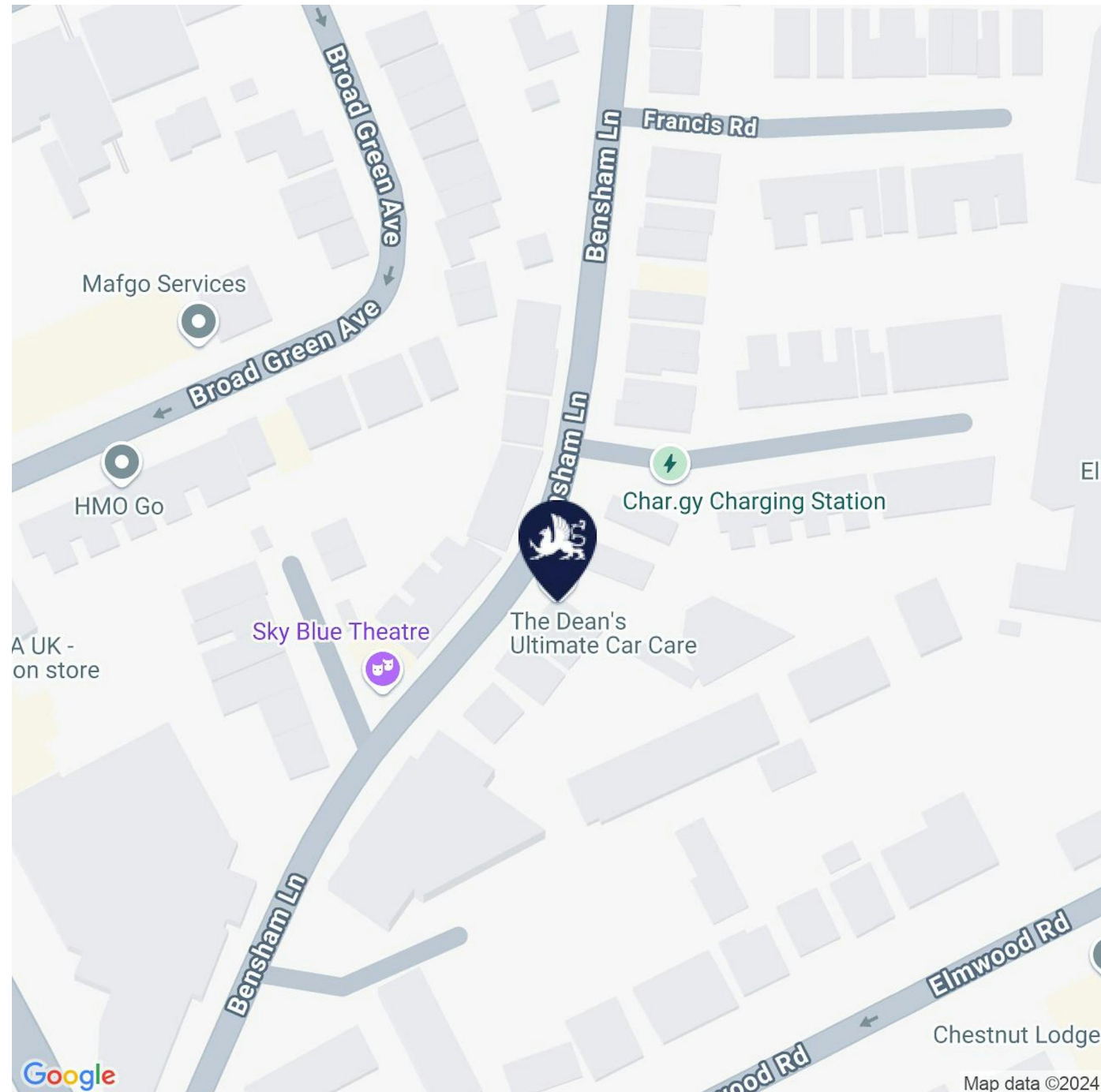
- Site area totals 6,250 square feet - including existing building and front yard
- Ideal freehold opportunity for an owner occupier/investor/developer
- Located in West Croydon, close to Croydon Hospital
- The site neighbours residential housing and a mews development (accessed via Bernier Way)
- Freehold sale with full vacant possession - £750,000
- Front yard and a ground floor warehouse area with first floor office
- Conversion and residential development could be considered STPP
- West Croydon Rail and Tram Stations are within walking distance



Location

32-34 Bensham Lane, although a commercial site, is located in a residential street and is surrounded by new residential developments - including a residential development accessed via Bernier Way.

West Croydon Rail and Tram Stations are within walking distance and the A23 can be accessed within ten minutes.



Transport Links



West Croydon 0.5 Miles



Centrale 0.7 Miles



Reeves Corner 0.7 Miles



Ampere Way 0.7 Miles



Rents, Rates & Charges

| | |
|----------------|-----------------|
| Price | £750,000 |
| Rates | £1.25 per sq ft |
| Service Charge | On application |
| VAT | On application |
| EPC | D (88) |

Viewing & Further Information



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