

INDUSTRIAL PROPERTY FOR SALE



9a Manor Road, South Norwood, SE25 4TA

## FOR SALE

Approx 3,560 sqft (330.73 sqm)

### DESCRIPTION

Former metalworks for sale close to Norwood Junction. The property comprises a large warehouse with ground and first floor offices. The property benefits from 3-phase electricity supply, a secure gated parking/loading area to the front of the property, WC's, security alarm & a manual roller shutter. The property has redevelopment potential subject to consents.

Ground Floor GIA	3,197 sqft	297.01 sqm
1 <sup>st</sup> Floor GIA	363 sqft	33.72 sqm
TOTAL	3,560 sqft	330.73 sqm

### PRICE

Offers invited in the region of £550,000 for the freehold interest on a subject to contract only basis.

### TENURE

Freehold with full vacant possession.

### LOCATION

The property is situated on the junction of Leybourne Court and Manor Road. Portland Road, South Norwood High Street and Norwood Junction station are all within 5 minutes walk of the property. Norwood Junction provides regular National Rail and

Overground services to London Terminals, West Croydon, Epsom & Gatwick Airport. The M25 (Junction 6) is approximately 30 minutes' drive away.

### VIRTUAL TOUR LINK

<https://tour.giraffe360.com/f67613dde2d94836b8209c19605ea567>

### RATES

Rateable value: £46,250 (2026). Rates payable at 43.2p in the £ (2026/27).

### EPC

E-101

### 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

February 2026 30341

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

102-104 HIGH STREET  
CROYDON  
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**020 8688 8313**

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KT18 7RG  
**01372 740555**

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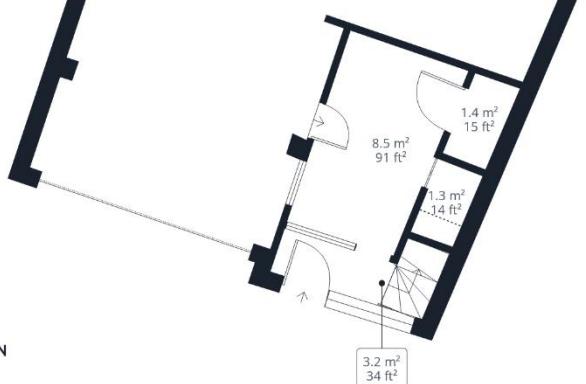
**Warehouse**  
279.1 m<sup>2</sup>  
3004 ft<sup>2</sup>



**Approximate total area<sup>(1)</sup>**

297.1 m<sup>2</sup>  
3197 ft<sup>2</sup>

**Reduced headroom**  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>



**Ground Floor**

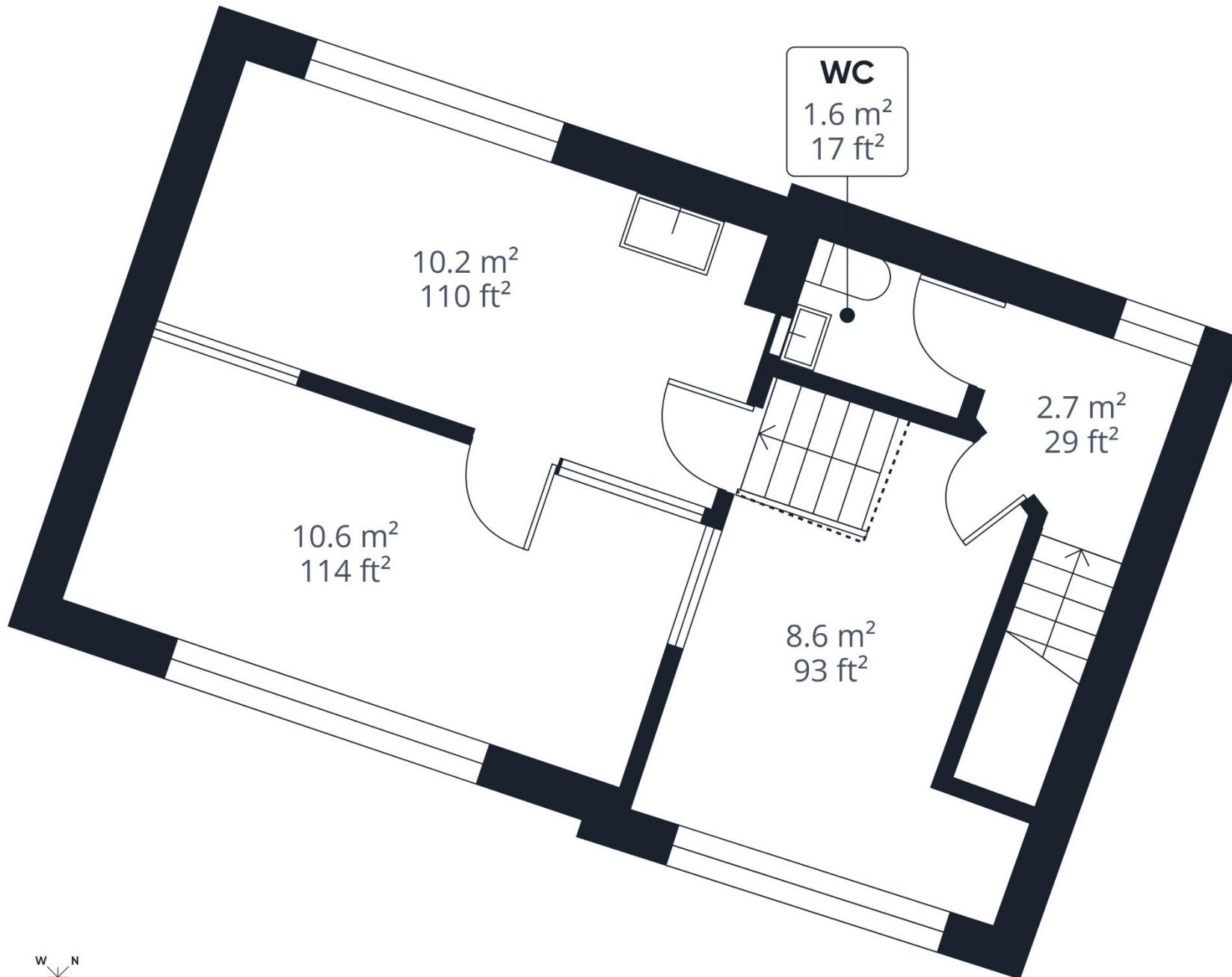


(1) Excluding balconies and terraces

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**



Approximate total area<sup>(1)</sup>

$33.7 \text{ m}^2$   
 $363 \text{ ft}^2$

Reduced headroom

$0.9 \text{ m}^2$   
 $9 \text{ ft}^2$

(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.

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Floor 1