



**INDUSTRIAL UNIT + YARD & OFFICES**

# 5 Manor Road, South Norwood, SE25 4TA FOR SALE/TO LET

Approx 3,184 sqft (295.8 sqm)

## DESCRIPTION

Rare opportunity to occupy a large industrial unit with a secure yard and a self-contained office building. The property has most recently been used as a metalworks but would suit a variety uses. The freehold of the property is available for sale, alternatively the property is available to rent on a new lease, terms to be agreed.

|                 |            |           |
|-----------------|------------|-----------|
| Warehouse       | 2,181 sqft | 202.6 sqm |
| Office Building | 785 sqft   | 72.9 sqm  |
| Store           | 218 sqft   | 20.3 sqm  |
| TOTAL           | 3,184 sqft | 295.8 sqm |

## PRICE

Offers invited in the region of £750,000 for the freehold interest with full vacant possession.

## LEASE

New Lease available at £60,000 per annum exclusive. Terms to be agreed.

## LOCATION

The property is situated on Manor Road close to the junction with 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

<https://tour.giraffe360.com/778f6e54e68d4529a6fc77f380a35ddd>

## RATES

Rateable value: £34,000 (2026) Rates payable at 43.2p in the £ (2026/27)

## EPC

Warehouse- D100  
Offices- D98

## 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](mailto:croydon@hsedwards.co.uk)

## FOLIO NUMBER

30341

## DATE

February 2026

## SUBJECT TO CONTRACT

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



# HUGGINS STUART EDWARDS

## COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

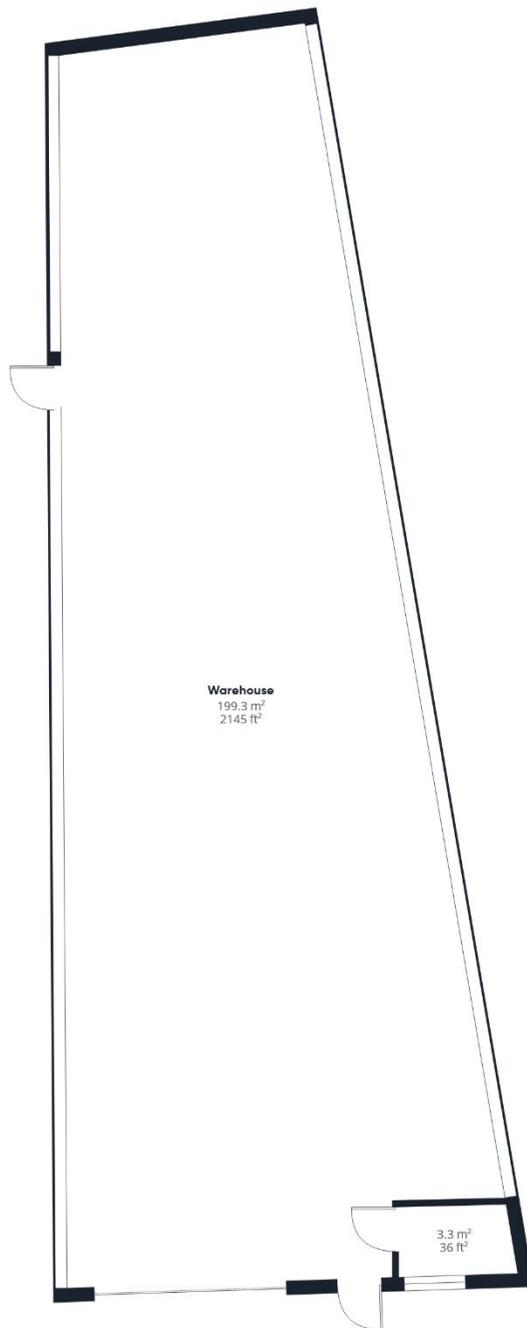
102-104 HIGH STREET  
CROYDON  
CR9 1TN  
**020 8688 8313**

10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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Warehouse  
199.3 m<sup>2</sup>  
2145 ft<sup>2</sup>

3.3 m<sup>2</sup>  
36 ft<sup>2</sup>

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

202.6 m<sup>2</sup>  
2181 ft<sup>2</sup>

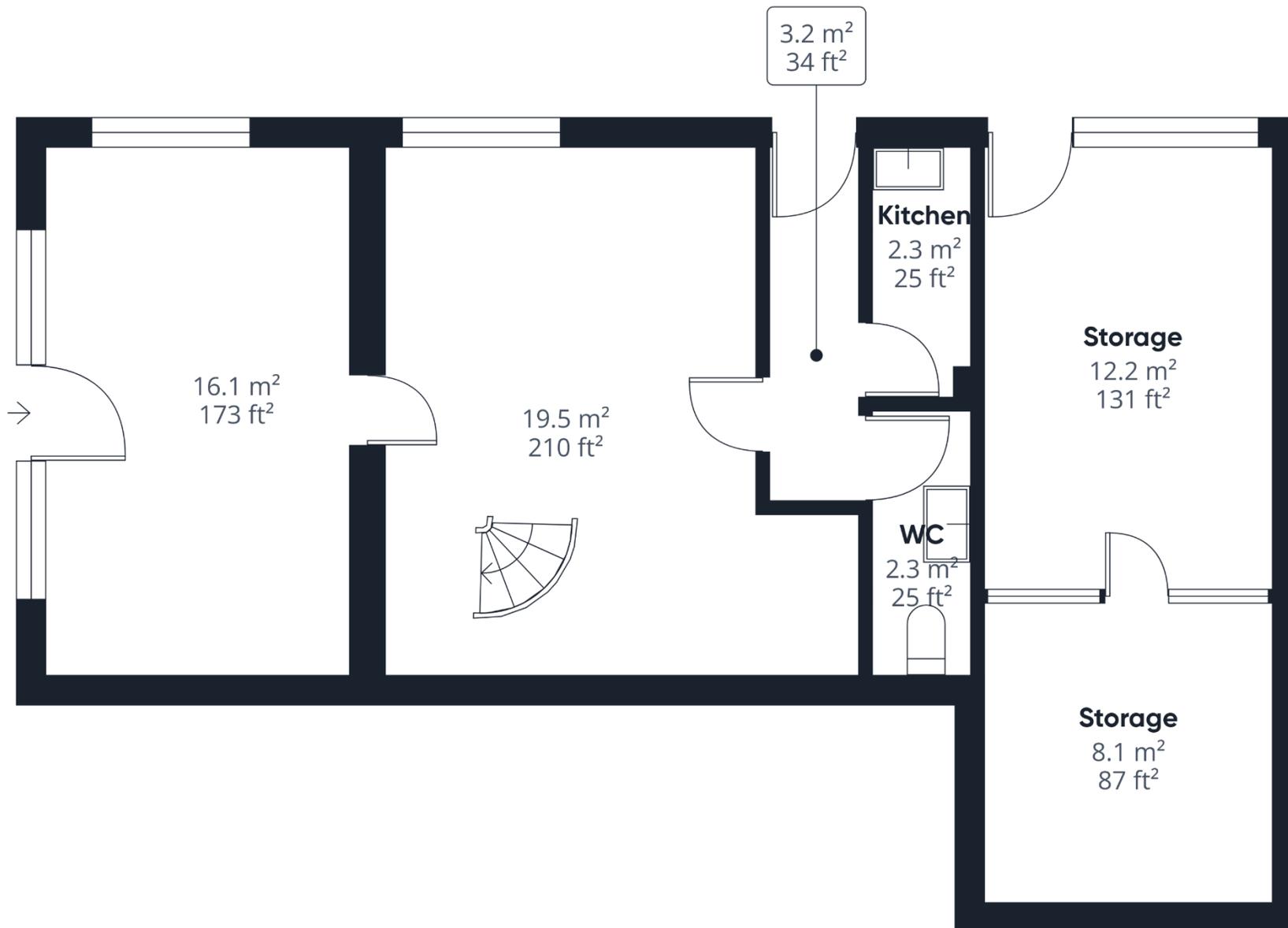
(1) Excluding balconies and terraces

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

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Ground Floor Building 2



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

63.7 m<sup>2</sup>  
685 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

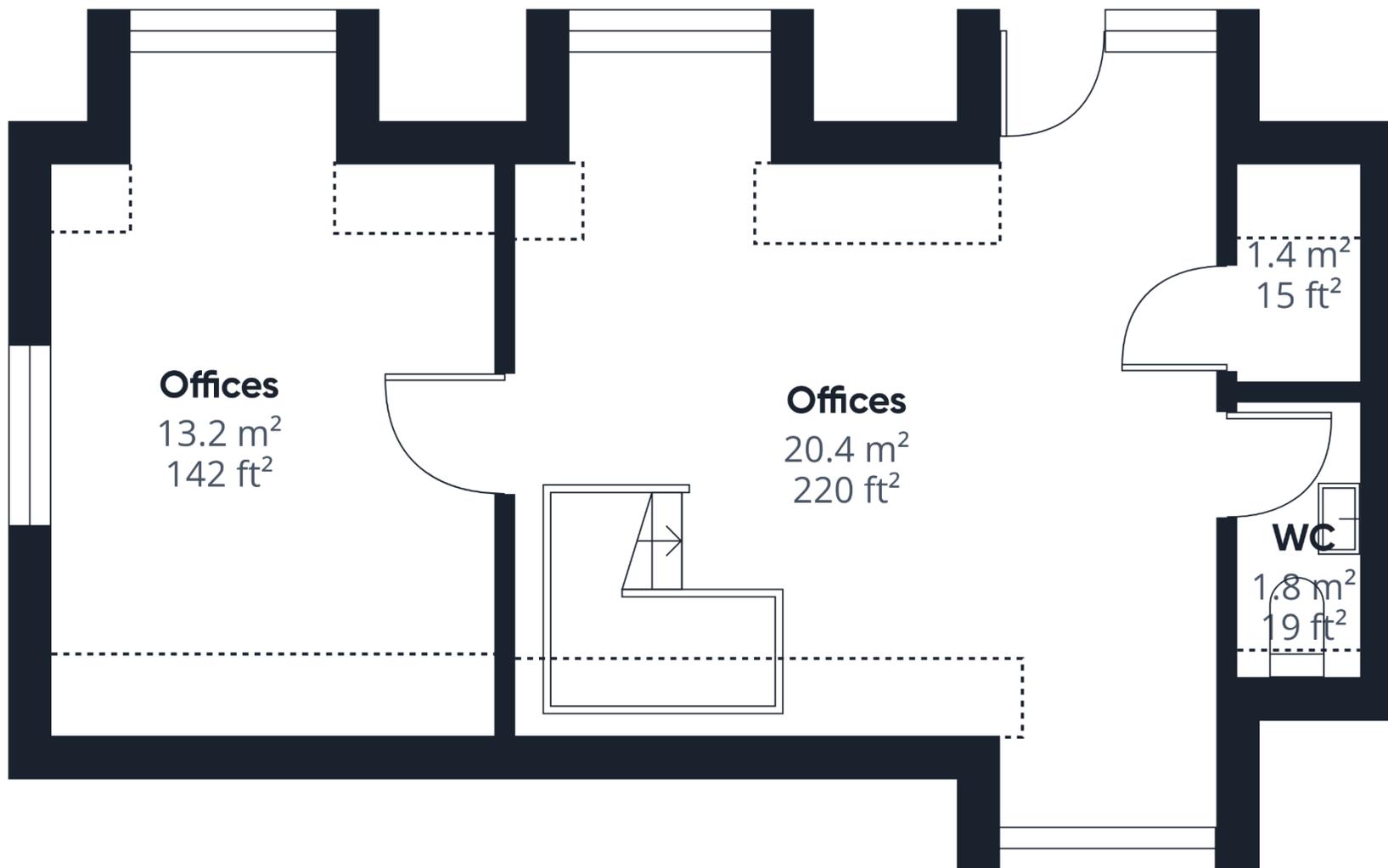
Reduced headroom  
..... Below 1.5 m/5 ft

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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**Ground Floor** Building 1



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

36.8 m<sup>2</sup>  
396 ft<sup>2</sup>

**Reduced headroom**

5.2 m<sup>2</sup>  
56 ft<sup>2</sup>

(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** Building 1