



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

July 2026

FOLIO NUMBER

30368

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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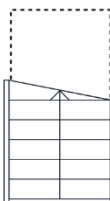
www.hsedwards.co.uk





Warehouse

163.9 m²
1764 ft²



Kitchen

2.6 m²
28 ft²

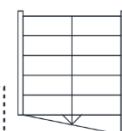
WC

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.

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Mezzanine
46.1 m²
496 ft²

Landing
8.3 m²
89 ft²

Approximate total area⁽¹⁾
54.4 m²
585 ft²

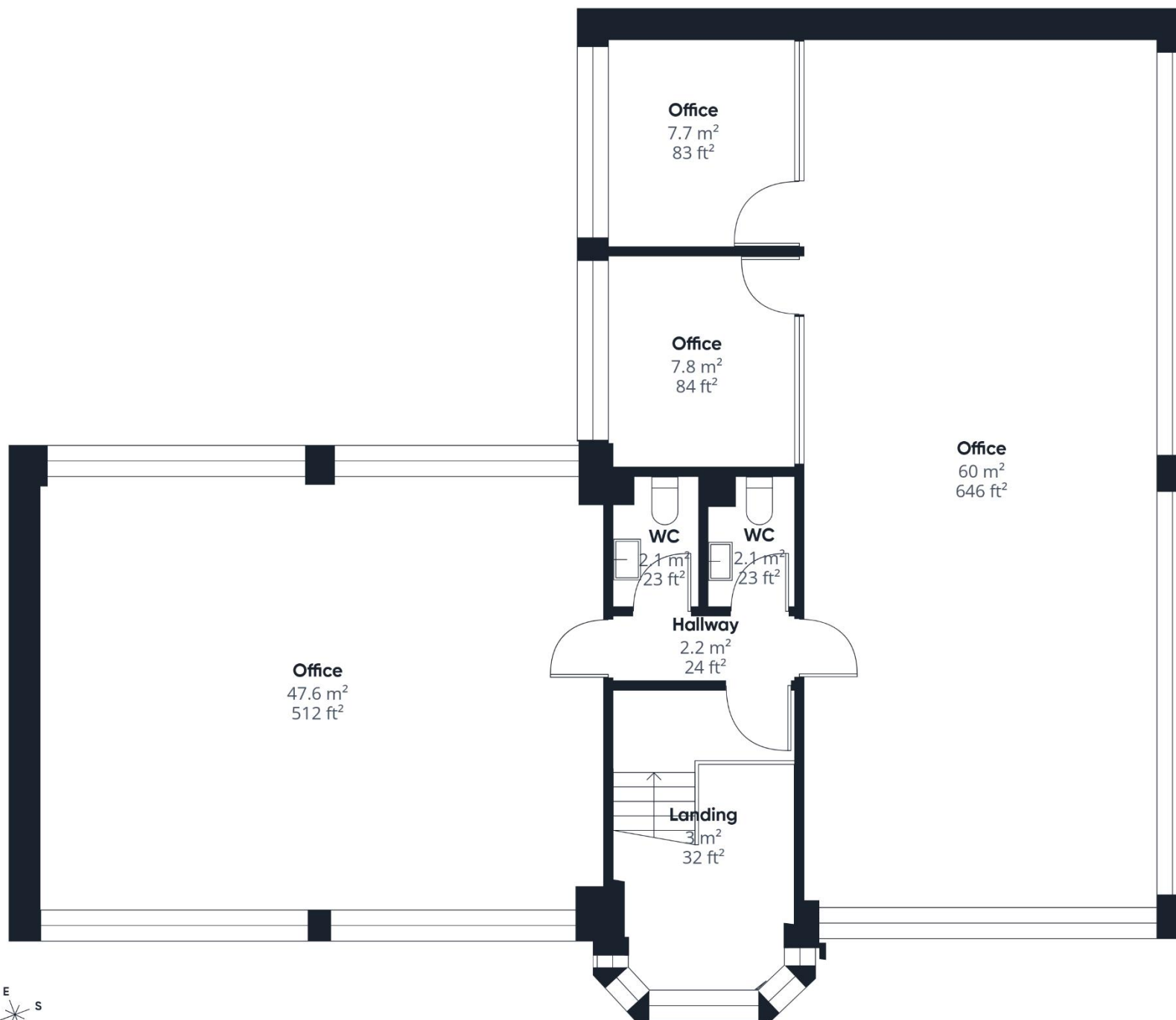
(1) Excluding balconies and terraces

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

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Floor 0½



Floor 1

Approximate total area⁽¹⁾

132.5 m²

1427 ft²

(1) Excluding balconies and terraces

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