

21 - 29 SANDRINGHAM ROAD (R),
THORNTON HEATH, LONDON, CR7 7AX

Price on application - Freehold

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

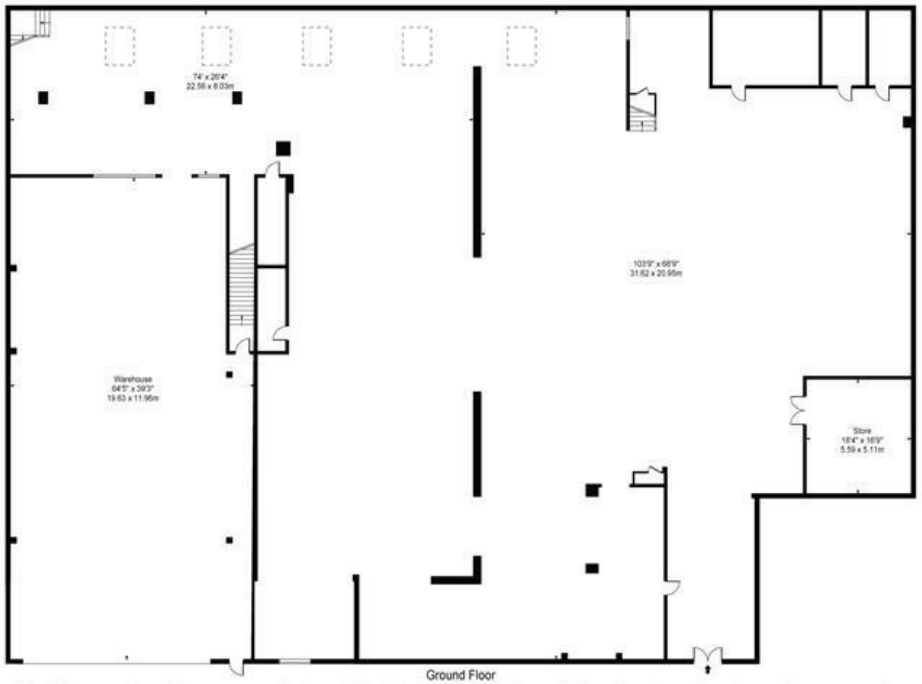
info@csj.eu.com

Sandringham Road,
Thornton Heath, CR7 7AX

Approx. Gross Internal Area 20408 Sq Ft - 1985.96 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

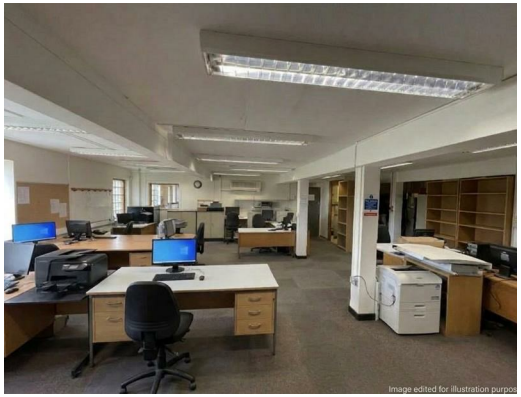
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.











Description

FOR SALE: A substantial two-storey former bakery production and distribution facility extending to approximately 1,893.55 sq m (20,382 sq ft) GIA.

The property incorporates integral loading accommodation to the front and has been configured for food production, storage, assembly and administration.
The ground floor includes an open delivery bay, kitchen preparation areas, stores, ovens, fridges, freezers and a flour vault.

The first floor provides offices, WCs, changing rooms, canteen accommodation, cake room, assembly-line kitchen areas and refrigerated storage.

Location

Situated on Sandringham Road in Thornton Heath, 21–29 occupies a convenient South London location within easy reach of the area's established retail and residential catchment. Thornton Heath town centre is close by, offering a broad range of day-to-day amenities, shops, cafés and services.

The property benefits from good public transport accessibility, with Thornton Heath railway station providing regular services into Central London and Croydon, while Selhurst station is also within approximately 1 km. Numerous local bus routes operate nearby, connecting Thornton Heath with Croydon, Norbury, Streatham and the wider surrounding area.

Road communications are also strong, with straightforward access towards Croydon town centre, the A23 London–Brighton Road and the wider South London road network. The location is therefore well suited to occupiers seeking an accessible base serving both local customers and the wider Croydon and South London markets.

Portfolio sale

This unit forms part of a portfolio disposal that is available as individual lots or as one - The brochure will show all available units (Industrial & retail)

Viewings

Contact sole agents
Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:
1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street Colliers
London
SW19 2JF

C S J
CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com