

**FREEHOLD DEVELOPMENT
OPPORTUNITY
WALLINGTON, CROYDON**



**RETAIL WAREHOUSE AND
CAR PARK FREEHOLD**

Marlow Way, Wallington, CR0 4XS

- **Wickes retail warehouse (24,047 sq ft) and surplus car park available on freehold basis**
- **Site extends to c2.35 acres /0.95 hectares**
- **Potential for sale with vacant possession**
- **Potential development site (STPP)**
- **Conditional and unconditional offers invited**



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Sports Direct
Boots
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B&Q

Bestway

Argos
Distribution
Depot

Croydon Electrical
Substation

FRUITFUL
OFFICE

GUXO

ASDA



Wickes

PELOTON

Williams

Johns & Sons
Can't beat the quality

On behalf of Asda Stores Limited

Newsteer is delighted to be marketing the potential development opportunity at Asda Wallington.

- Currently comprising a Wickes unit and surplus car park land
- Sold on a freehold basis
- The Asda store remains unaffected
- Suitable for commercial uses (STPP) including potential for retail warehousing, industrial / logistics and storage uses



Location

The site is located on Beddington lane, Croydon between Wallington (1.5 miles to the west) and Croydon (2 miles to the east) and 9 miles south of London. Croydon is one of the largest commercial districts in Greater London with an extensive shopping area housing 392,000 residents (2025 - Office for National Statistics). The site is readily accessible with the A23 less than 1 mile, providing access to junction 7 of the M25.

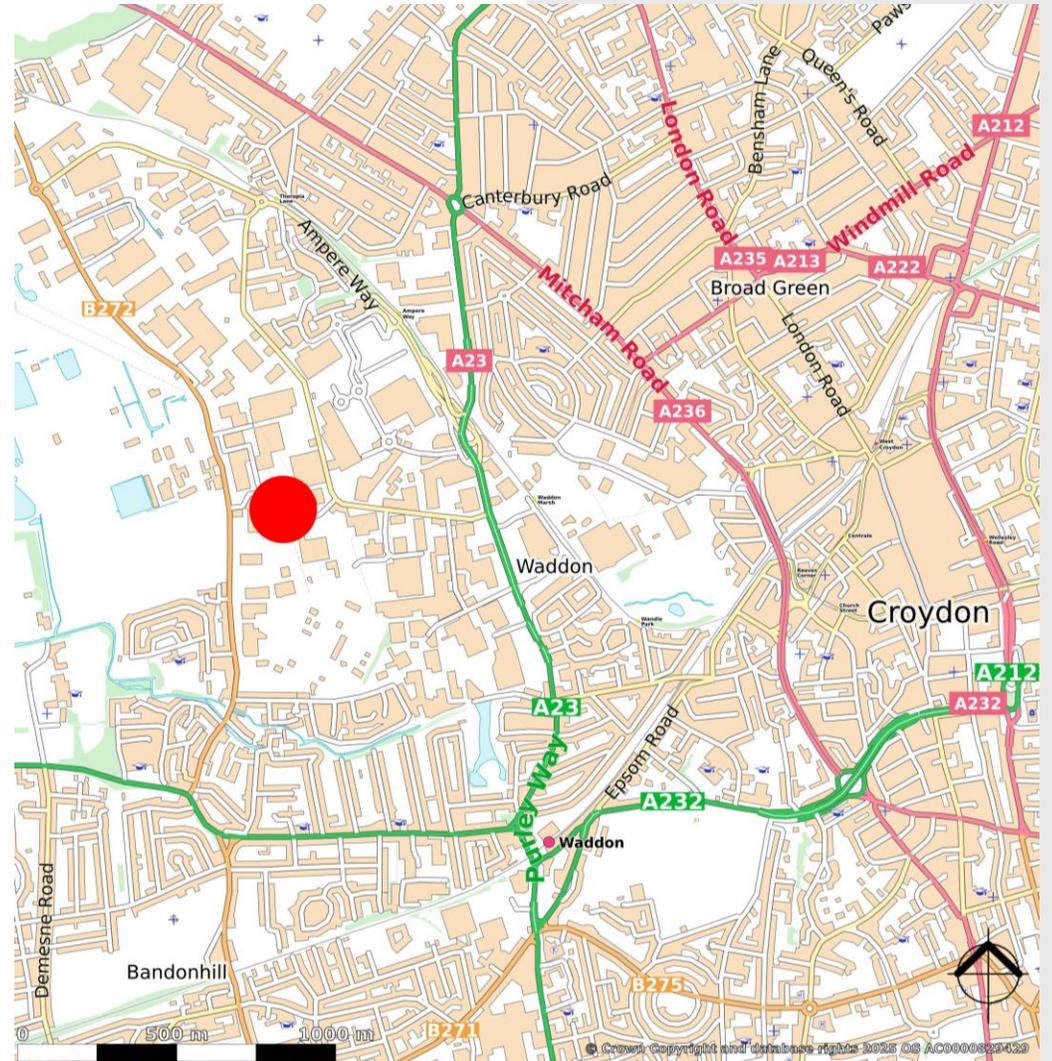
Description

The site is broadly rectangular in shape and extends to approximately 2.35 acres/0.95 hectares, as per the indicative red line plan. There is a 24,047 sq ft retail warehouse unit currently let to Wickes, on a 1.53 acre site. The Wickes is not open to the public. In addition, the site includes a 0.82 acre site forming part of the adjacent Asda car park. Access to the combined site is to be taken from Commerce Way.

This is a well-established commercial location with immediate occupiers such as Asda, McDonalds, Argos distribution centre, Bestway, Fruitful Office and many more. The site is in close proximity to the Croydon Electrical Substation.

Planning

Potential purchasers should make their own enquiries to the Local Authority regarding change of use and development potential.



Tenure & Tenancy Details

Wickes is currently under a lease which is due to expire in September 2026. The rent payable on the property is £386,500 per annum. Wickes will be vacating upon lease expiry, or sooner if required.

The site will be sold on a freehold basis. Title details can be provided upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Terms

The Vendor is seeking to dispose of the land as shown red on the indicative site plan. Both conditional on planning and unconditional bids are invited.

Viewings

Prospective purchasers are welcome to carry out customer visits to the Asda in the first instance but should not approach or discuss details regarding the sale of any site with the manager or staff of the Asda store. Please contact us directly in relation to viewing the Wickes, as this is not open to the public.



Contact

For further information please contact David, Giles or Lottie on the below:

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Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No persons in the employment of Newsteer has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise states, prices or rents quoted are exclusive of VAT.

Anti-Money Laundering: To comply with our legal responsibilities for Anti Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed.

Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.



ASDA Wallington 4163
1:1000 @ A3

