

12-18 Lennard Road, Croydon CR9 2RS

*Freehold Development
Opportunity For Sale*

DW Daniel Watney
Partnership

NHS
Property Services



DANIELWATNEY.CO.UK

Highlights

An excellent opportunity to acquire a vacant office with redevelopment potential in Croydon.

- Freehold
- Sold with vacant possession
- Gross Internal Area of 2,554.9 sq m (27,500 sq ft) and Net Internal Area of 2,012.5 sq m (21,662 sq ft)
- Site area of 0.23 hectares (0.58 acres)
- Redevelopment potential for a variety of uses (subject to gaining the necessary consents)
- Approximately 5 minutes' walk from West Croydon Station
- Rear parking for approximately 32 cars
- Seeking unconditional offers



Boundary for indicative purposes only

Location

Located in the London Borough of Croydon, 12–18 Lennard Road occupies a well-connected position just north of Croydon town centre.

The site is within walking distance of both West Croydon and East Croydon stations, providing direct rail and London Overground connections to Central London, the South Coast, and destinations across South London.

Croydon town centre offers a wide range of amenities, including supermarkets, cafés, restaurants, shops, and leisure facilities. The surrounding area also benefits from several green spaces, including Wandle Park.

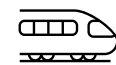
West Croydon Station = 5 mins



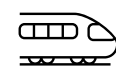
East Croydon Station = 15 mins



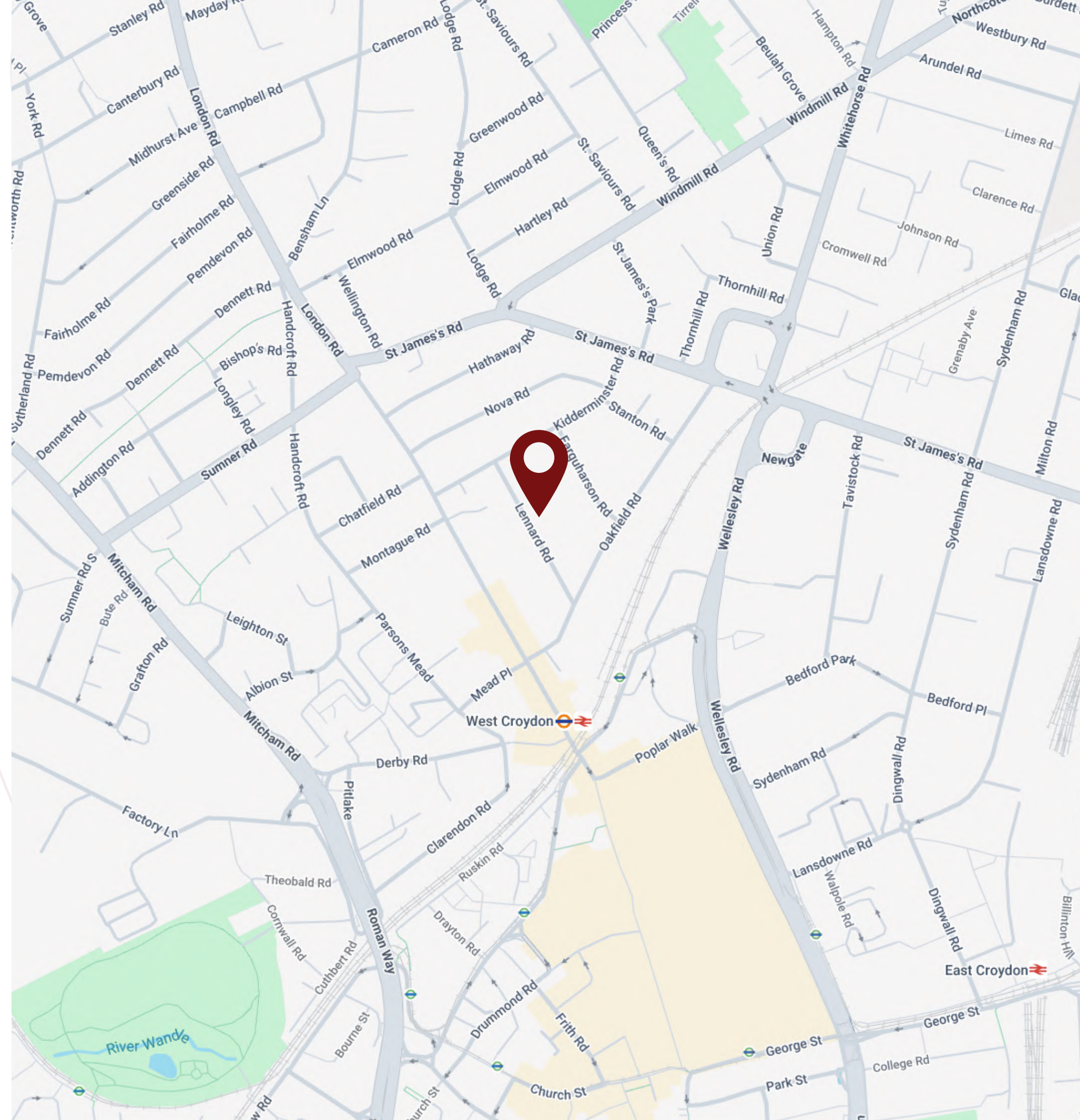
London Bridge Station = 20 mins



London Victoria Station = 30 mins



Gatwick Airport = 35 mins



The Site

12–18 Lennard Road sits within a site measuring approximately 0.23 hectares (0.58 acres) and comprises a four-storey brick-built office building with a lower-ground floor, with a total GIA of approximately 2,554.9 sq m (27,500 sq ft) and NIA of approximately 2,012.5 sq m (21,662 sq ft).

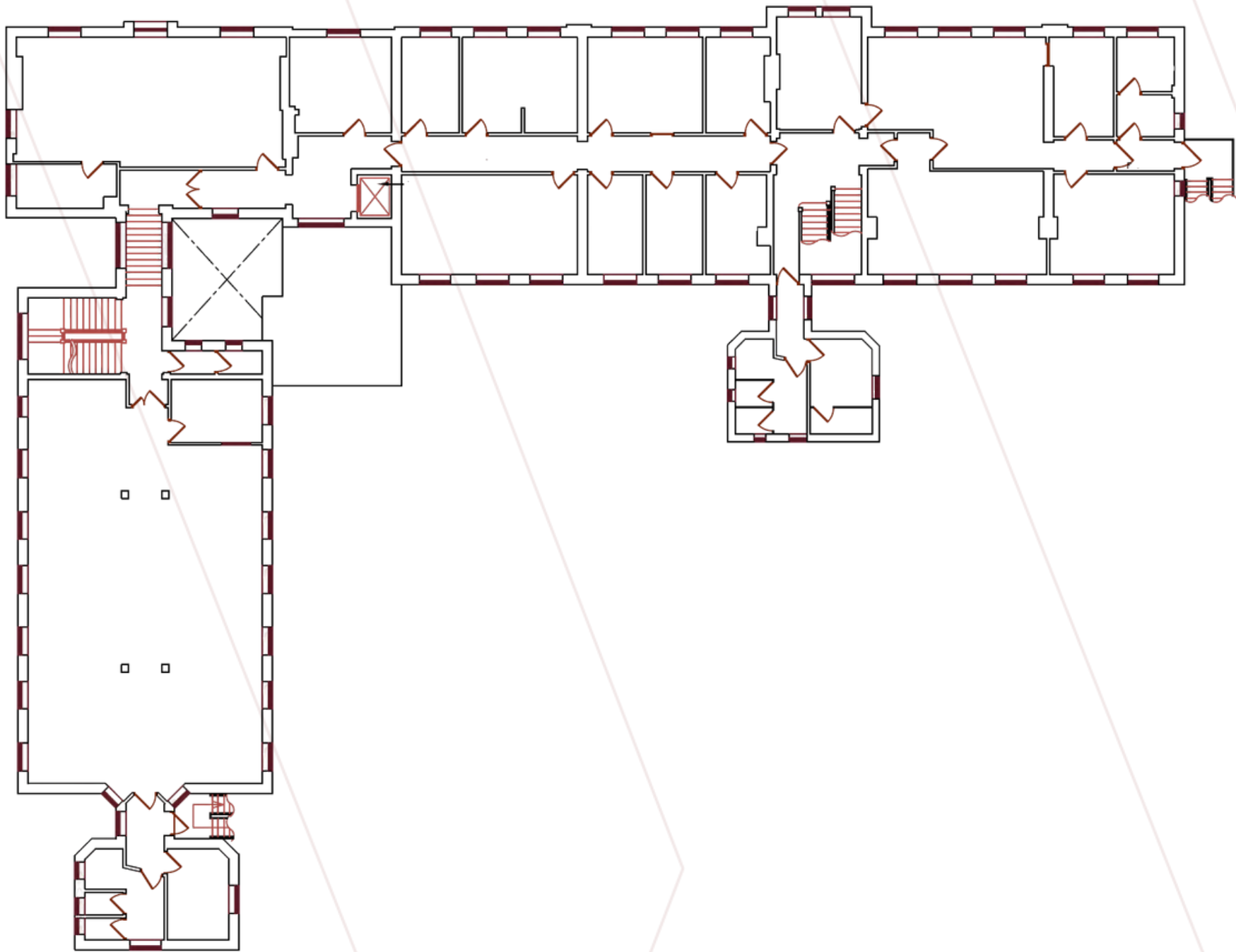
Most recently occupied by the Croydon Health Services NHS Trust, the building was primarily used as offices with a small number of ancillary consulting rooms on the lower-ground floor. There is a car park to the rear with space for approximately 32 cars.



Building Areas

FLOOR	GIA (SQ M)	GIA (SQ FT)	NIA (SQ M)	NIA (SQ FT)
3RD	153.2	1,649	102.2	1,100
2ND	617.2	6,643	501.6	5,399
1ST	645.6	6,949	531.1	5,717
GRD	654.9	7,049	509.1	5,480
LG	484.0	5,210	368.5	3,966
TOTAL	2,554.9	27,500	2,012.5	21,662

Approximate floor areas



Indicative Upper Floor Plan
Not to scale

Planning

Located within the London Borough of Croydon, the property falls under the planning jurisdiction of Croydon Council.

The Vendor has obtained a Certificate of Lawful Existing Use or Development (CLEUD) confirming the building's lawful use as offices within Use Class E(g)(i). The property benefits from excellent connectivity and enjoys a PTAL rating of 6a, representing a high level of public transport accessibility.

A planning appraisal is available in the data room, but prospective purchasers should rely on their own investigations and satisfy themselves as to planning matters through direct enquiries with Croydon Council.





Development Potential

Architect-led feasibility studies have identified two potential residential development routes.

A Permitted Development conversion could deliver approximately 29 apartments through the change of use of the existing office building, whilst a more comprehensive retrofit and extension scheme demonstrates the potential for approximately 45 apartments through refurbishment, rear extension and the addition of a rooftop extension.

These scenarios highlight the opportunity to unlock significant residential value from a vacant building in a highly accessible Croydon location, subject to the necessary consents. A full architectural design report is available within the data room.



FLOOR	1-BED	2-BED
3RD	1	-
2ND	1	6
1ST	3	5
GRD	5	3
LG	3	2
TOTAL	13	16

Proposed accommodation schedule for residential conversion of existing building

Artist impression of the existing building converted to residential use from Lennard Road



FLOOR	1-BED	2-BED	3-BED
4TH	-	1	1
3RD	2	2	2
2ND	4	4	2
1ST	4	4	2
GRD	4	4	1
LG	3	4	1
TOTAL	17	19	9

Proposed accommodation schedule for retrofitted building

12-18 LENNARD ROAD

Indicative view of the retrofitted building with rooftop extension from Lennard Road

Further Information

Offers

The property is for sale by way of an informal tender. The Vendor is inviting unconditional offers for the Freehold interest. Please note that the Vendor reserves the right not to accept the highest, nor any offer.

Anti-Money Laundering

To comply with Anti-Money Laundering regulations, the successful bidder will be required to provide information to satisfy our standard compliance procedures.

VAT

We understand that the property is not elected for VAT.

Data Room

Access to the data room, which contains further information, can be granted upon request.

EPC

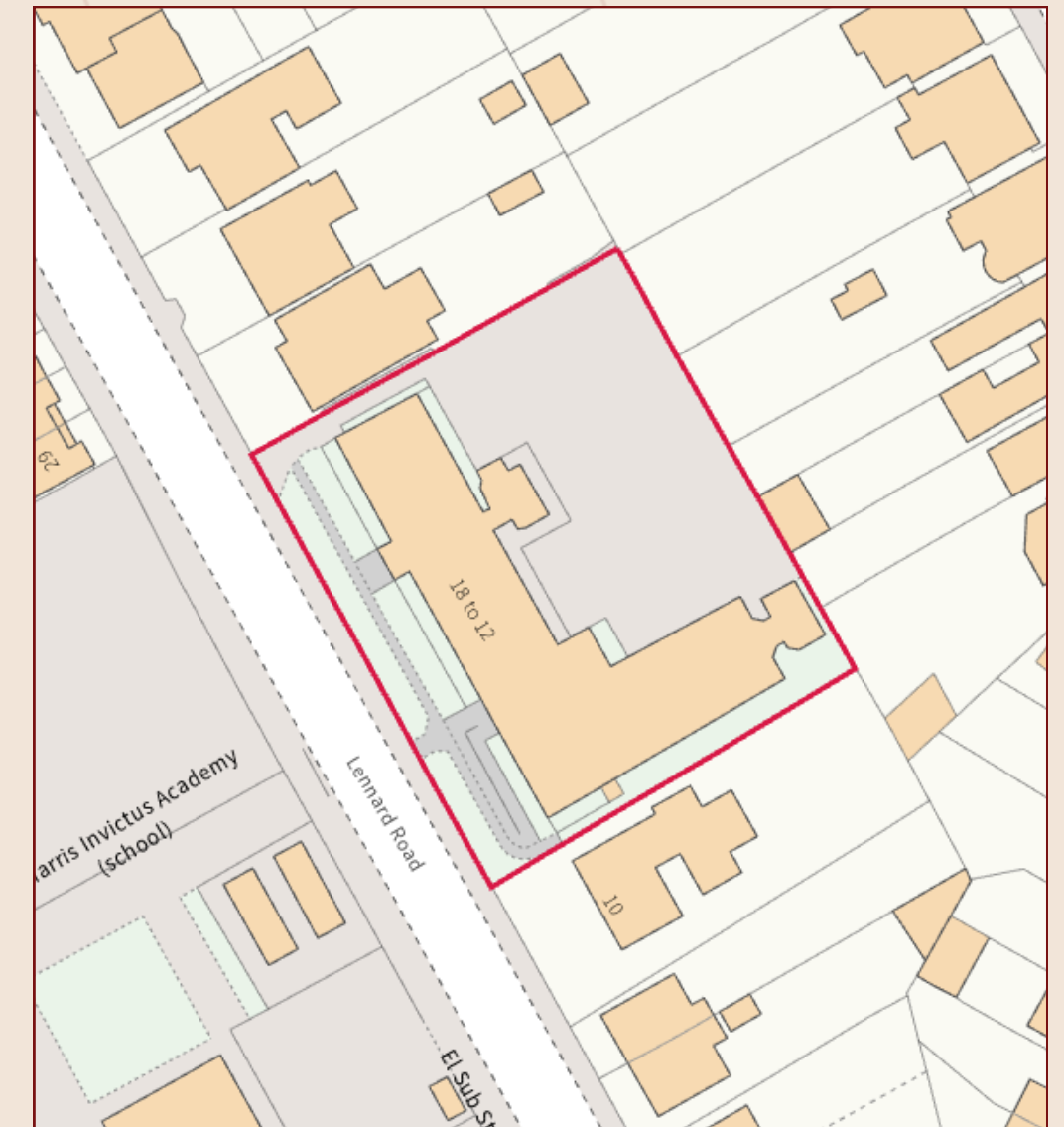
The building has an EPC rating of C. The certificate is available in the data room.

Viewings

Viewings will take place on specified days to be confirmed during the marketing period and must be arranged directly with Daniel Watney Partnership.

Tenure

The property is held Freehold (Title Number: SGL551497)



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