

TO LET MODERN INDUSTRIAL /
WAREHOUSE UNITS
1,498 - 4,518 SQ FT (139 - 419 SQ M)

SILVERWINGIE



Fully refurbished.



Close to Purley Way A23 that accesses M23/25 motorways



Electric loading door



Allocated parking



Three phase electricity

**HORATIUS WAY
CROYDON CRO 4RU**

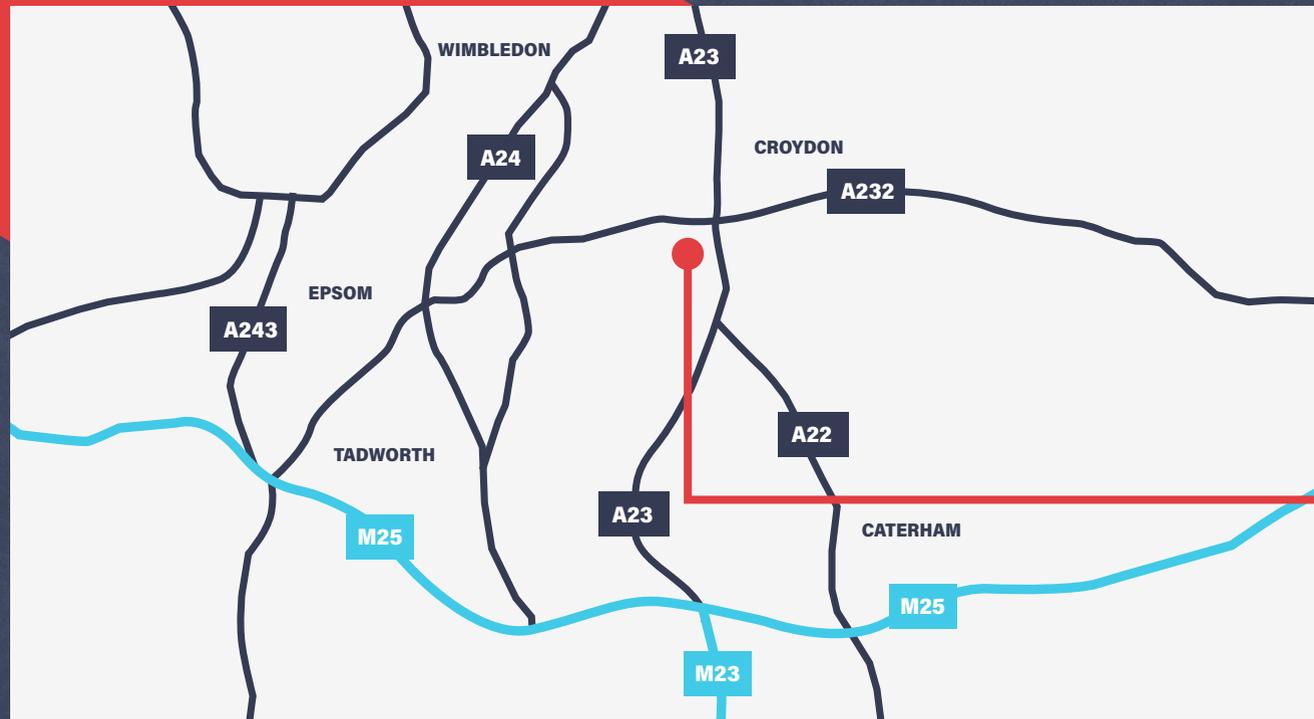
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SILVERWING INDUSTRIAL ESTATE

Silverwing Industrial Estate comprises 26 units split across three sites constructed during 1970s - 1980s. Block C is to the south, comprising a single-let warehouse, Horatius Way comprises three terraces which have been sub-divided into 13 units and Imperial Way comprises two terraces which have been divided in 12 units.

**HORATIUS WAY
CROYDON CR0 4RU**





LOCATION

The units are situated on the Silverwing Industrial Estate approximately 1.5 miles to the south west of Croydon Town Centre located just off the Stafford Road, B271, a short distance from its junction is the Purley Way A23, which itself provides access to Central London to the north and the M23/M25 motorways to the south.

ACCOMMODATION

Unit 3	1,510 sq ft	140 sq m
Unit 15	1,498 sq ft	139 sq m
Unit 25	1,510 sq ft	140 sq m
Total	4,518 sq ft	419 sq m

DRIVE TIMES / CAR

J7/8 M25	7.9 miles / 18 mins
Gatwick Airport	18.1 miles / 30 mins
London	19.1 miles / 36 mins
Reading	52 miles / 1hr 19 mins
Luton	50 miles / 2hrs 4 mins



HORATIUS WAY CROYDON CR0 4RU

RATES

Rates payable can be affected by transitional arrangements and we would recommend that interested parties should make further enquiries for clarification.

TERMS

A new lease is available on terms to be agreed.

EPC

To be reassessed.

VIEWINGS

Strictly via joint agents:

FURTHER INFORMATION

Contact owner direct:



Matthew Reith
matthew@4thindustrial.com
07780 483 283

4thindustrial.com

VIEWINGS

Strictly via sole agents:



Robert Bradley-Smith
07469 854 799
robert.bradley-smith@ryan.com



Alex Gale
07768 500 304
agale@shw.co.uk

Rachel Good
07740 449 381
rgood@shw.co.uk

Alex Bond
07738 890 302
abond@shw.co.uk