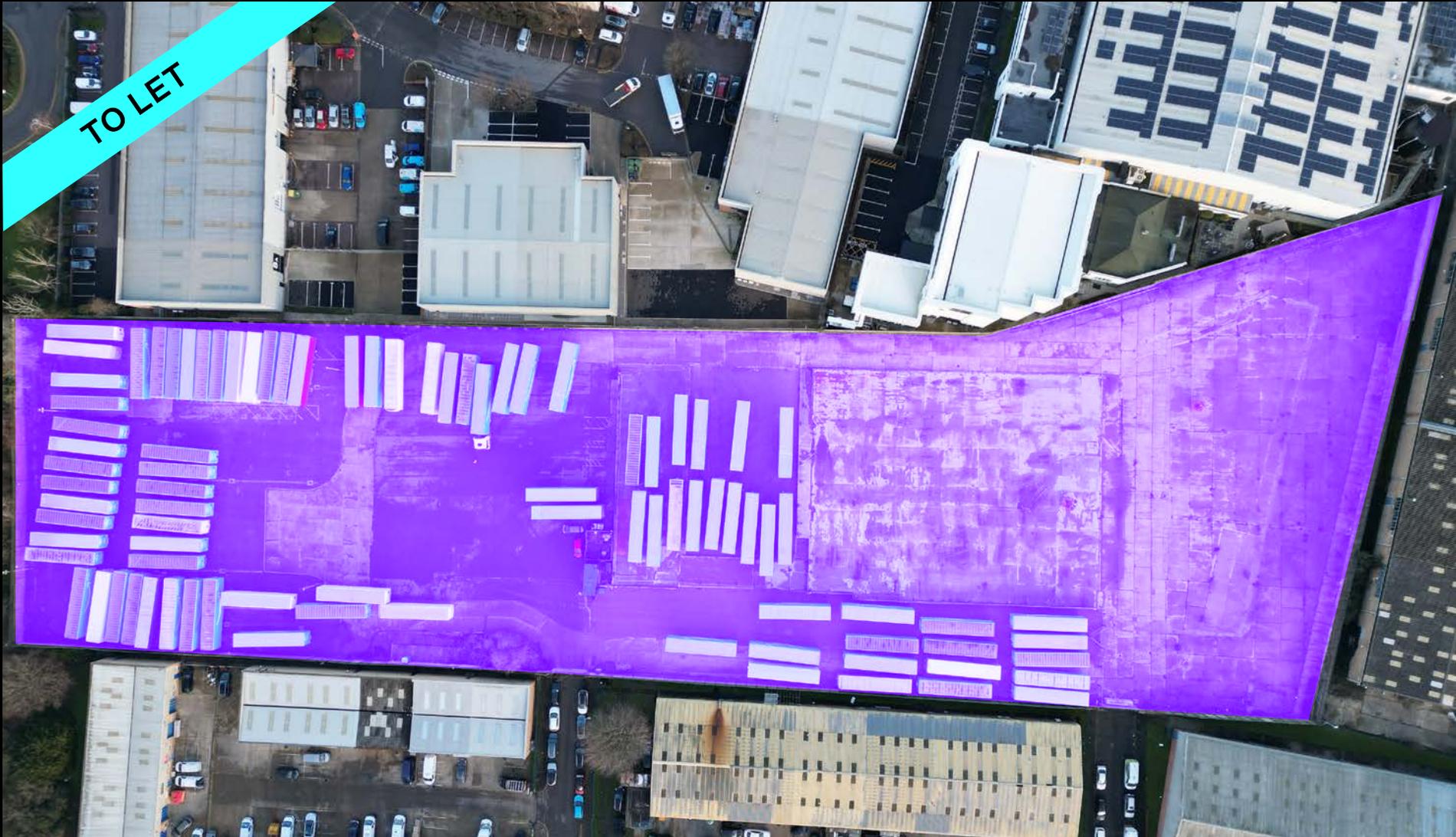


HORATIUS WAY



CROYDON, CR0 4RU

4.6 ACRE INDUSTRIAL OPEN
STORAGE SITE

FLEXIBLE PLOT SIZES
RANGING FROM 5,247 SQ FT
TO 43,882 SQ FT

AVAILABLE AS INDIVIDUAL
PLOTS OR AS A WHOLE

///WORDS.TRIBAL.RAINY

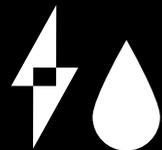
HIGHLY VERSATILE 4.6 ACRE SITE

Situated on Horatius Way in Croydon, this strategic industrial outdoor storage (IOS) site offers excellent access to the A23 and A232, providing connectivity across South London, Central London, and the wider South East. It benefits from close proximity to Waddon Station and major commercial hubs including Purley Way, The Colonnades Leisure Park and Spitfire Business Park.

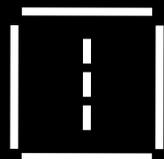
Fully serviced with power and water, the 4.6 acres site offers ultimate flexibility and is available as individual compounds or as a larger plot. Two main access points allow for excellent vehicle circulation and functionality for HGVs and is well-suited for a variety of IOS uses. The property features concrete and tarmac surfacing with drainage throughout.

HORATIUS WAY

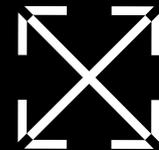
OUR KEY FEATURES



FULLY SERVICED WITH WATER, POWER, AND DRAINAGE



MIX OF TARMAC AND CONCRETE SURFACING



HIGHLY FLEXIBLE PLOT SIZES ON OFFER



LONG LEASE TERMS AVAILABLE



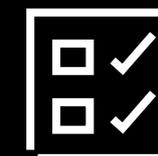
TWO GATED ACCESS POINTS



HIGHLY SECURE SITE WITH INTERNAL AND PERIMETER FENCING



ESTABLISHED COMMERCIAL LOCATION WITH UNRIVALLED CONNECTIVITY



AVAILABLE FOR IMMEDIATE OCCUPATION



EASY ACCESS FOR HGV'S

POTENTIAL SITE PLAN & ACCOMMODATION SCHEDULE

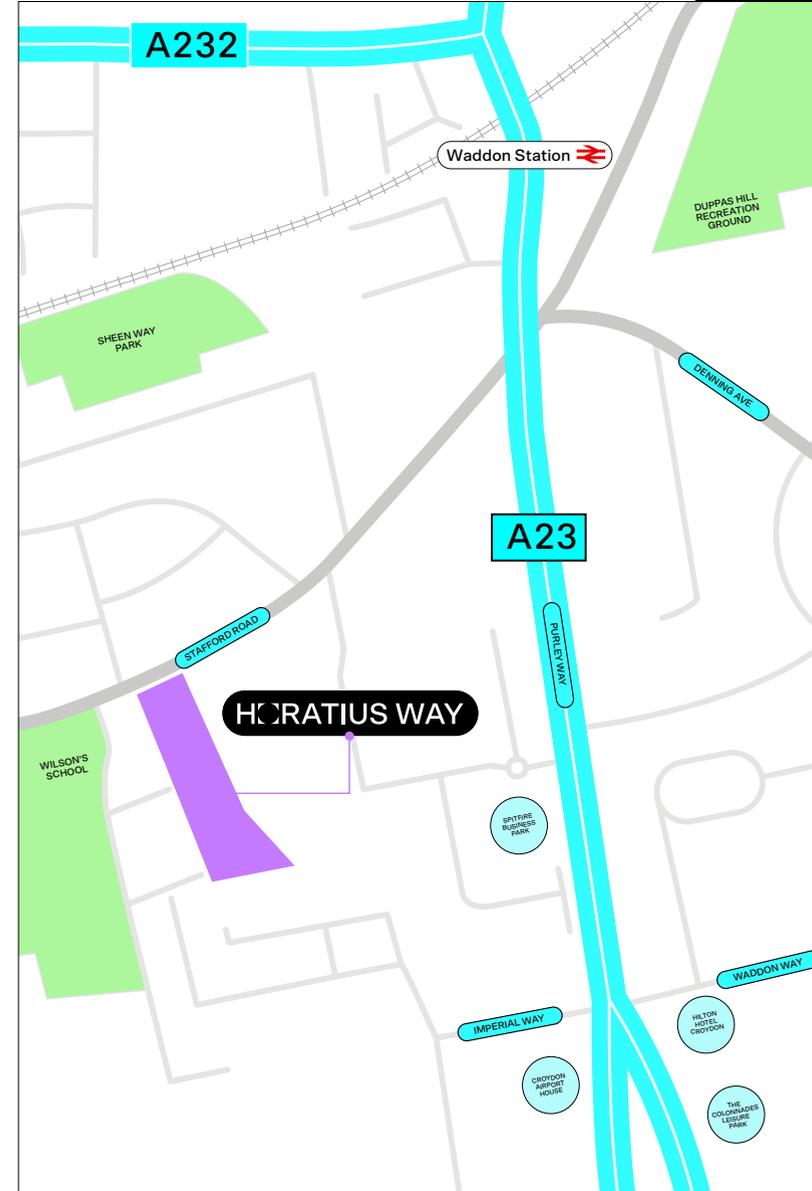
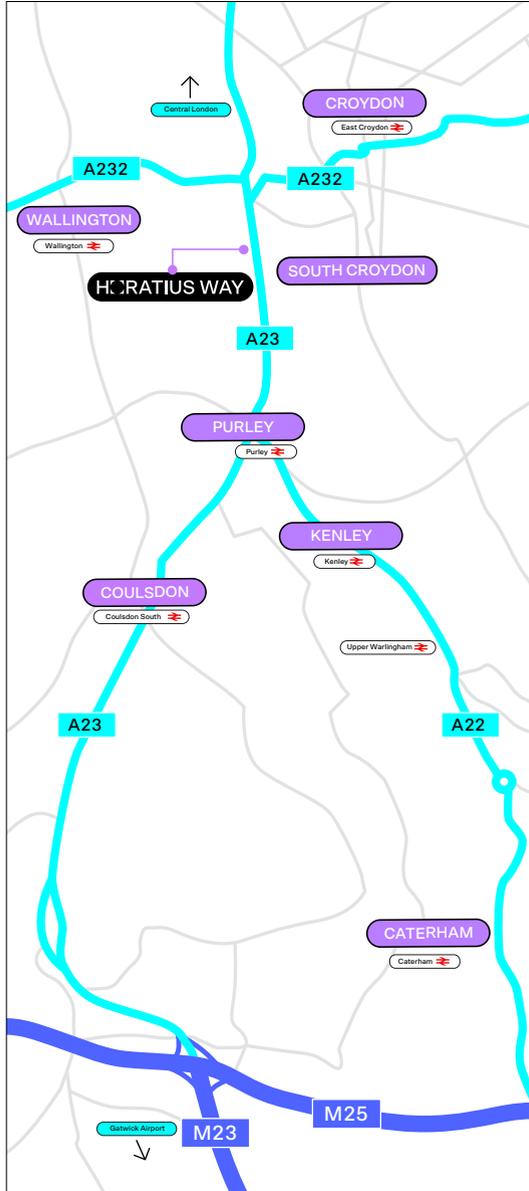
The site has 2 main entrances and serviced with water and power



UNIT	SIZE (SQ FT)
1	5,519
2	5,247
3	6,450
4	7,012
5	12,028
6	11,199
7	5,091
8	5,889
9	5,138
10	8,174
11	27,456
12	37,756
13	5,700
14	43,882
TOTAL:	186,541

HORATIUS WAY

LOCATION



4 MINS
A23 Purley Way: 0.5 miles

20 MINS
M23: 6.8 miles

22 MINS
M25 Junction 7: 8.4 miles

31 MINS
Gatwick Airport: 16.8 miles

55 MINS
Central London (Trafalgar Square): 12.6 miles

HORATIUS WAY

GET IN TOUCH

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A DEVELOPMENT BY

KENNEDY WILSON

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HORATIUS WAY