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



Fully refurbished.



Close to Purley Way A23 that accesses M23/25 motorways



Electric loading door



Allocated parking



Three phase electricity



what3words///sang.tidy.soak

HORATIUS WAY Croydon Cro 4ru

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.





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.

DRIVE TIMES / CAR

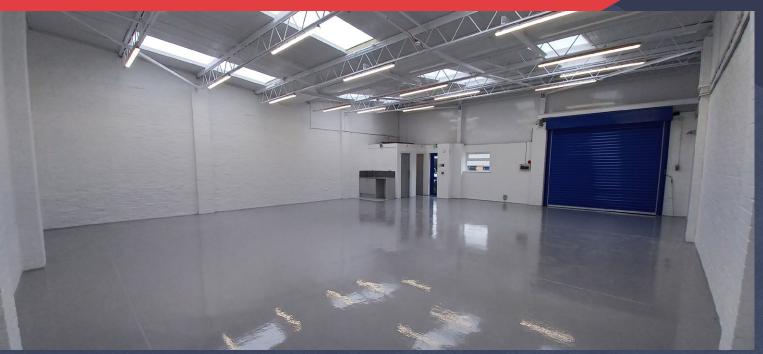
J7/8 M25
Gatwick Airport
London
Reading 52
Luton 50

7.9 miles / 18 mins 18.1 miles / 30 mins 19.1 miles / 36 mins 52 miles / 1hr 19 mins 50 miles / 2hrs 4 mins

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







HORATIUS WAY CROYDON CRO 4RU

PATES

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:



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