

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

SILVERWING IE



Fully refurbished.



Close to Purley Way A23 that accesses M23/25 motorways



Electric loading door



Allocated parking



Three phase electricity

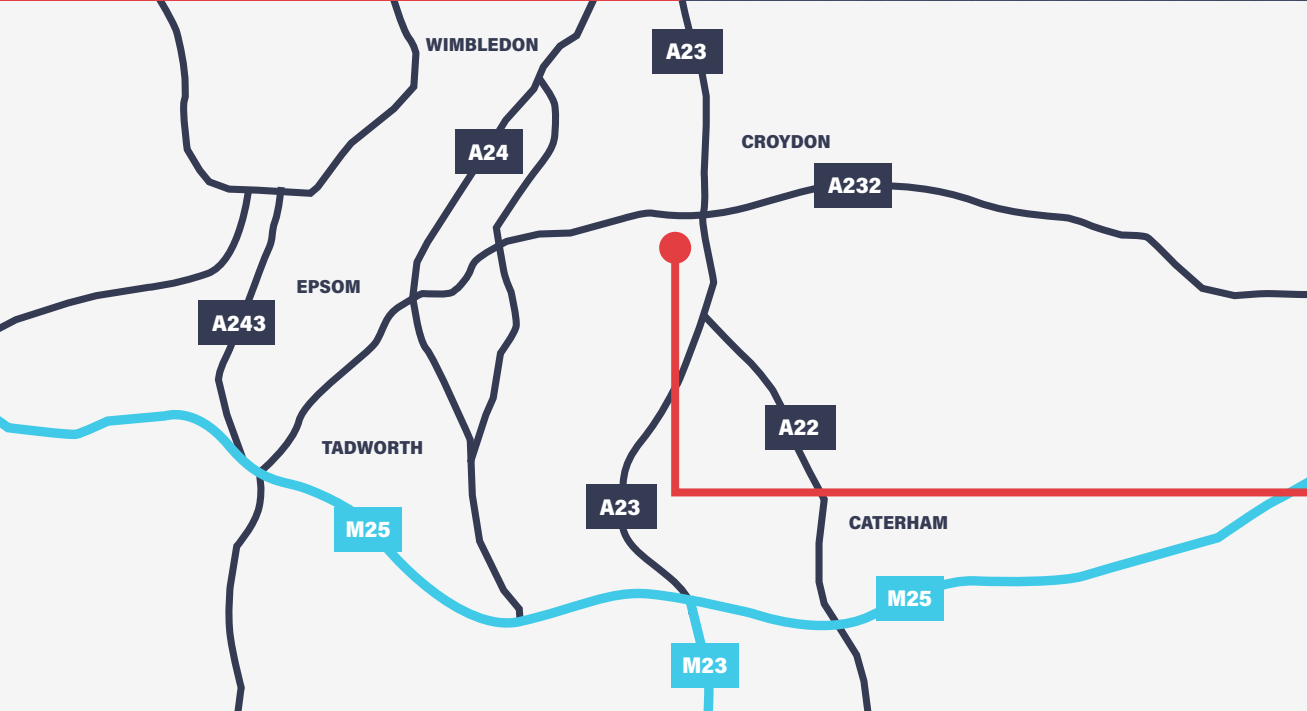
**HORATIUS WAY
CROYDON CRO 4RU**

[what3words///sang.tidy.soak](https://www.what3words.com/sang.tidy.soak)

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.

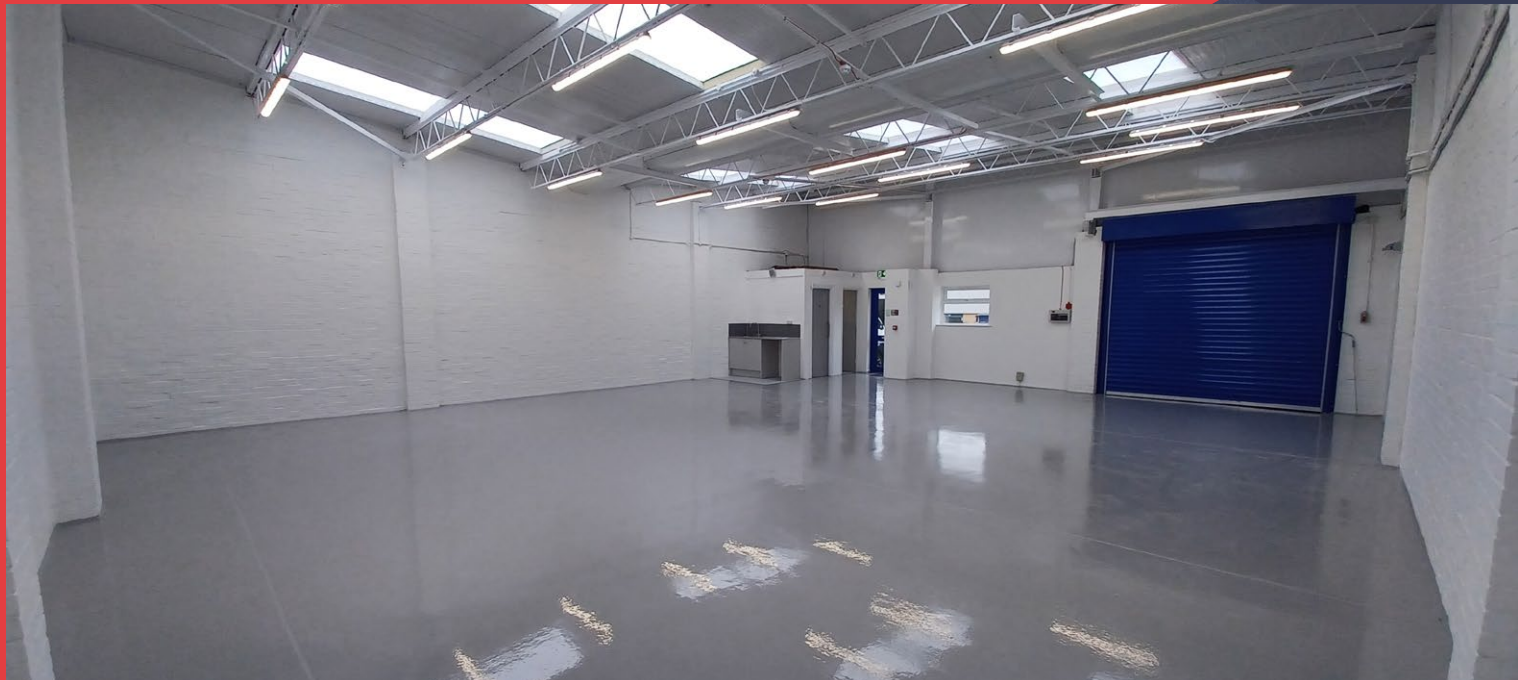
DRIVE TIMES / CAR

J7/8 M25	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

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 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