



Unit 3 Silverwing Industrial Estate

Horatius Way, Croydon, CR0 4RU

**Mid-terrace industrial /
warehouse unit close to
Croydon Town Centre
To be refurbished**

1,513 sq ft
(140.56 sq m)

- To be fully refurbished
- Three phase electricity
- Roller shutter loading door
- LED lighting
- On-site car parking spaces
- WC facilities
- Kitchenette

Unit 3 Silverwing Industrial Estate, Horatius Way, Croydon, CR0 4RU

Summary

Available Size	1,513 sq ft
Rent	£35,000.00 per annum
Rates Payable	£4.86 per sq ft
Rateable Value	£20,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (86)

Description

The property comprises an end-of-terrace unit of brickwork construction with steel trussed roof and a concrete floor. The unit benefits from 3 parking spaces and will be fully refurbished. Photos show indicative refurbishment.

Location

The unit is 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

The accommodation comprises the following areas:

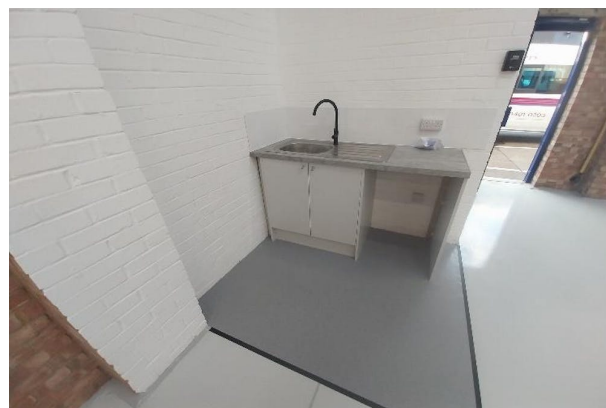
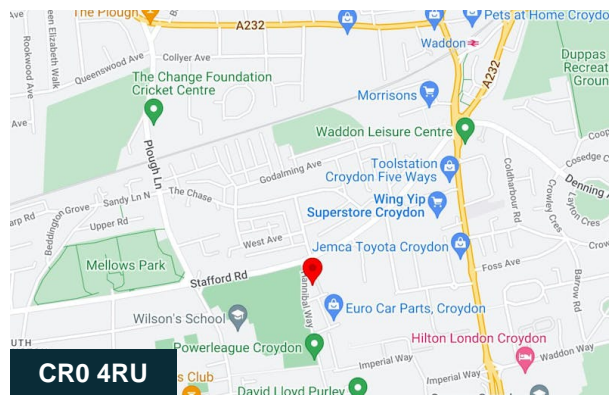
Name	sq ft	sq m	Availability
Building	1,513	140.56	Available
Total	1,513	140.56	

Terms

A new lease is available direct from the landlord on terms to be agreed.

EPC

The property will be reassessed once refurbishment is complete.



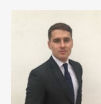
Viewing & Further Information



Robert Bradley-Smith

07469 854799

robert.bradley-smith@altusgroup.com



Harvey Arrowsmith

07525 210656

harvey.arrowsmith@altusgroup.com

Alex Bond (SHW)

020 8662 2730 | 07738 890302

Charlie McKechnie (SHW)

07961809344