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TO LET

INDUSTRIAL AND WAREHOUSE – 1,519 SQ FT (141.12 SQ M)

Unit 27, Silverwing Industrial Estate, Horatius Way, Croydon, Surrey, CR0 4RU

DESCRIPTION

The property comprises an end-of-terrace unit of brickwork construction with steel trussed roof and a concrete floor.

Located on a gated estate, the unit benefits from 3 parking spaces and is fully refurbished.

LOCATION

The unit is situated on the Silverwing Industrial Estate approximately 1.5 miles to the southwest 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

	SQ FT	SQ M
Warehouse	1,519	141.12

Approximate gross internal area

VIDEO LINK

<https://youtu.be/UI2A13gJYx8>

AMENITIES

- Fully refurbished
- 3-phase electricity
- Secure estate
- Kitchenette
- Roller shutter loading door
- LED lighting
- On-site car parking spaces
- WC facilities

RENT

£35,000 per annum.

RATES

Rateable value - £17,500 (2023).

VAT

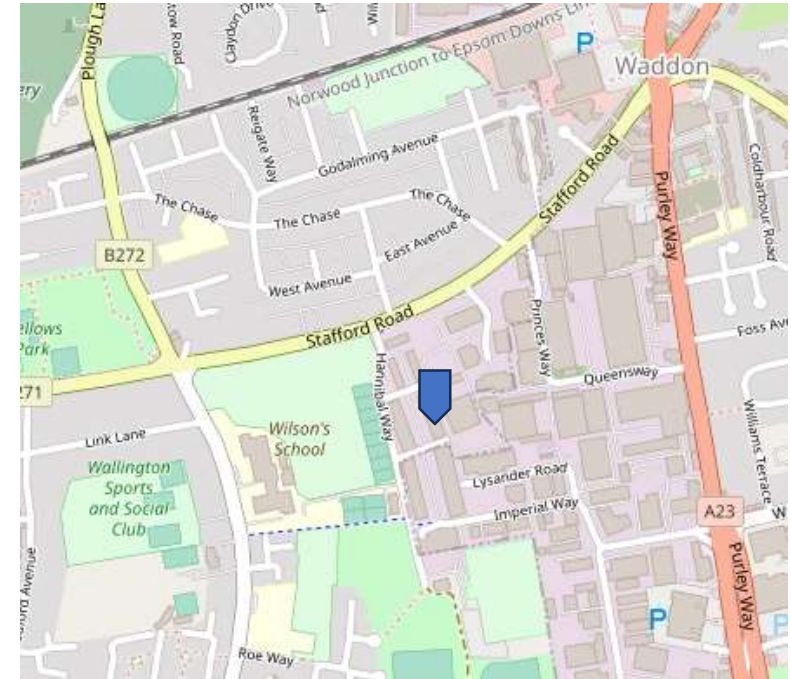
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.



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