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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,513 SQ FT (140.59 SQ M)**

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

**DESCRIPTION**

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

Located on Silverwing Industrial Estate, the unit benefits from 3 parking spaces and is to be 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	1,513	140.59

Approximate gross internal area

**AMENITIES**

- To be fully refurbished
- 3-phase electricity
- Kitchenette
- Roller shutter loading door
- LED lighting
- WC facilities

**RENT**

£35,000 per annum.

**RATES**

Rateable value - £20,000 (2023).

**VAT**

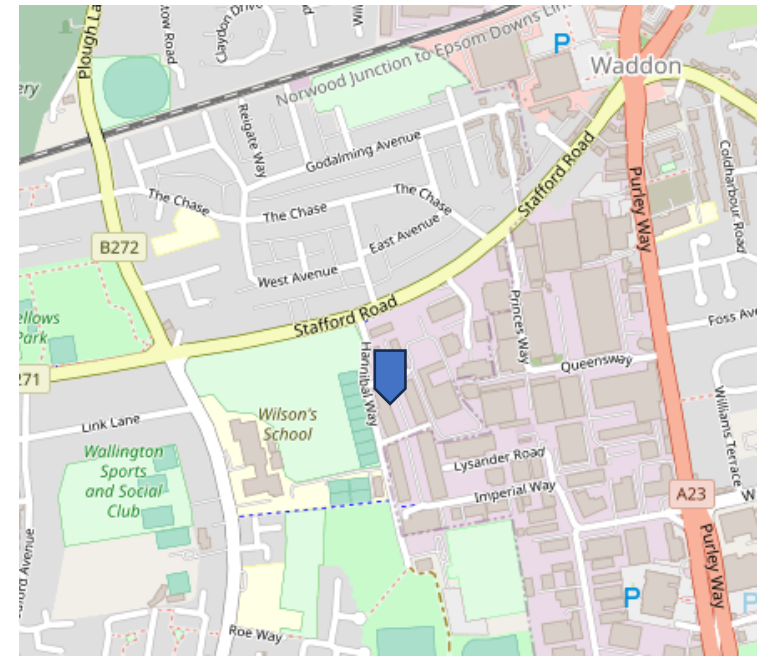
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of D.



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Indicative photos of a refurbished unit on the estate

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