



## Unit 3 Silverwing Industrial Estate

Horatius Way, Croydon, CR0 4RU

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

**1,513 sq ft**  
(140.56 sq m)

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

## Summary

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

## Description

The property comprises a mid-terrace unit of brickwork construction with steel trussed roof and a concrete floor. The unit benefits from 3 parking spaces and has been fully refurbished.

## 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:

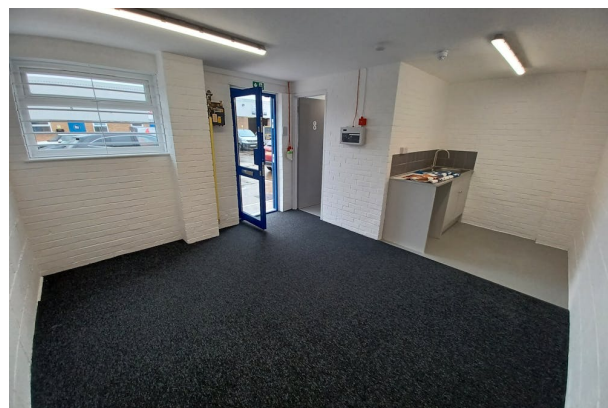
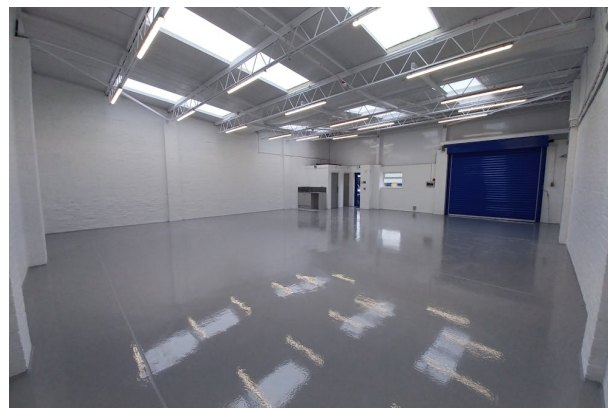
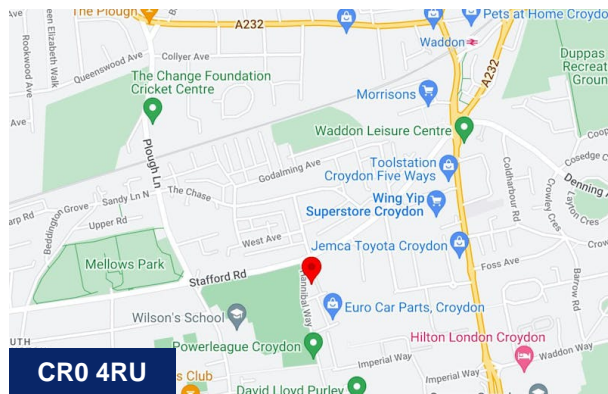
Name	sq ft	sq m	Availability
Building	1,513	140.56	Available
<b>Total</b>	<b>1,513</b>	<b>140.56</b>	

## Terms

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

## EPC

The property is to be reassessed.



## Viewing & Further Information



**Robert Bradley-Smith**

07469 854799

Robert.Bradley-Smith@Ryan.com

**Alex Bond (SHW)**

020 8662 2730 | 07738 890302

**Charlie McKechnie (SHW)**

07961809344