

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

# SILVERWINGIE



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.

**HORATIUS WAY  
CROYDON CR0 4RU**





**LOCATION**

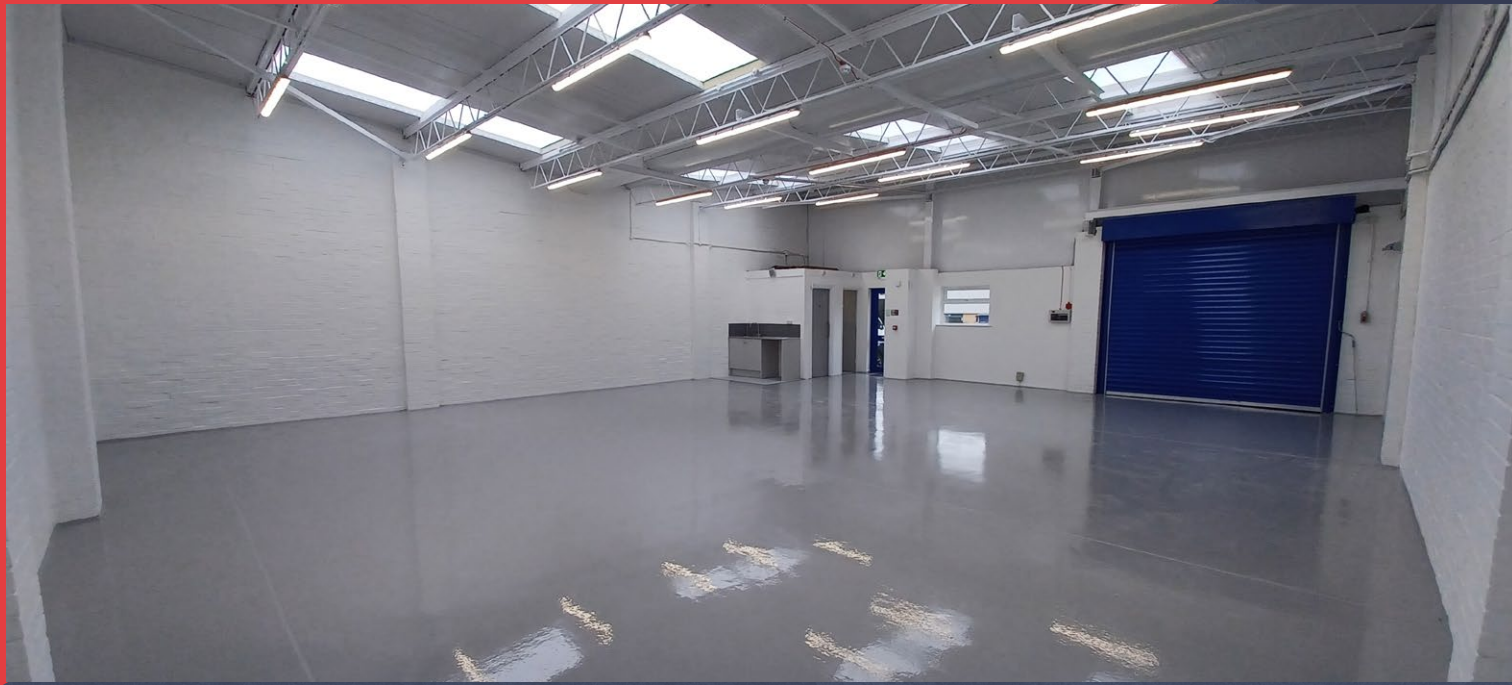
The units are situated on the Silverwing Industrial Estate approximately 1.5 miles to the south west of Croydon Town Centre located just off the Stafford Road, B271, a short distance from its junction is the Purley Way A23, which itself provides access to Central London to the north and the M23/M25 motorways to the south.

**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
<b>Total</b>	<b>4,518 sq ft</b>	<b>419 sq m</b>

**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



## 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:



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### VIEWINGS

Strictly via sole agents:



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