TO LET MODERN INDUSTRIAL / WAREHOUSE UNITS
1,498 SQ FT - 4,526 SQ FT (139 - 420 SQ M)

TAKE A TOUR

SHORT TERM LEASES & INCENTIVES AVAILABLE



SILVERWING IE

- Fully refurbished.
- Close to Purley Way A23 that accesses M23/25 motorways
- Electric loading door
- Allocated parking
- Three phase electricity

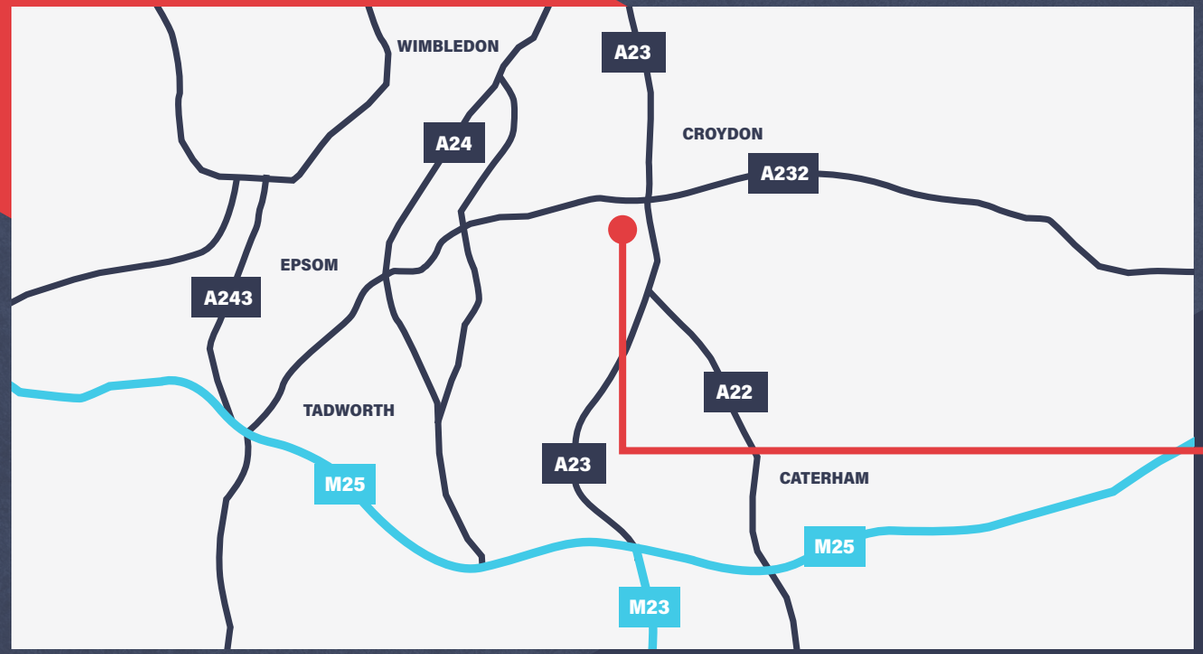
HORATIUS WAY
CROYDON CRO 4RU

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SILVERWING INDUSTRIAL ESTATE

Silverwing Industrial Estate comprises two terraces of modern industrial/warehouse units of steel portal frame construction with a combination of brick and profile clad elevations. The estate provides high-quality refurbished warehouse and trade counter accommodation, benefiting from new roofs, energy-efficient LED lighting, and modern ancillary facilities including WCs and kitchenettes.





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.

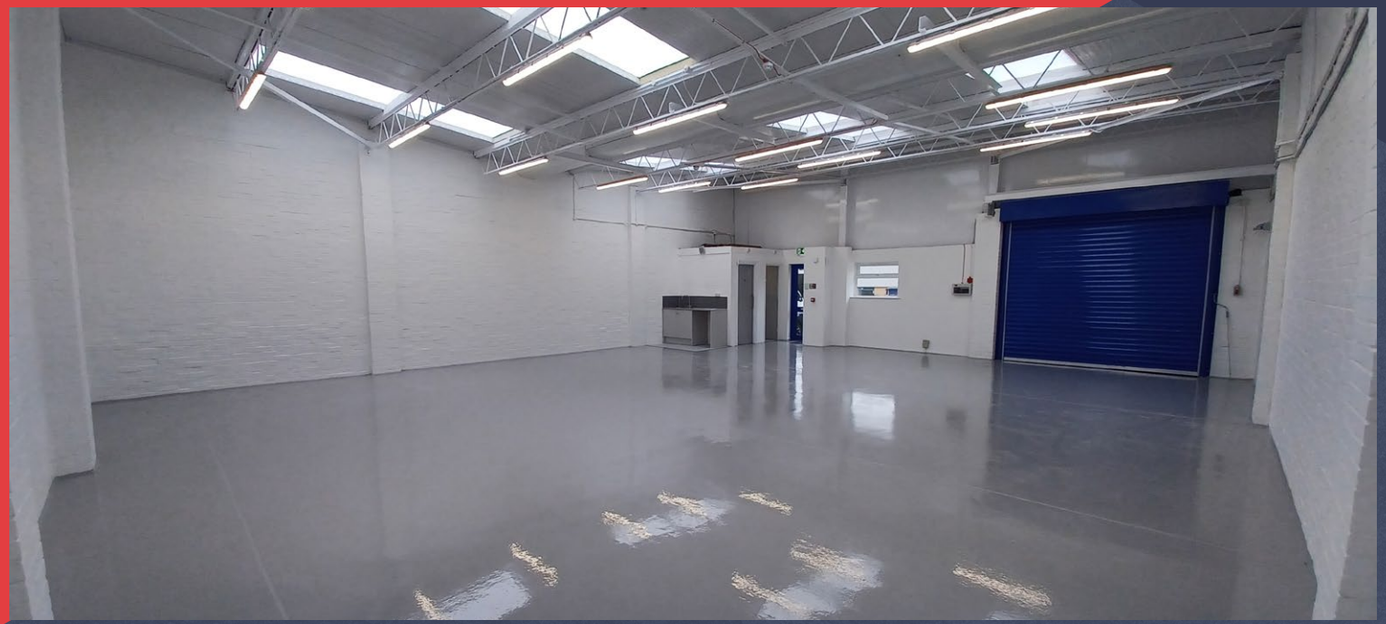
DRIVE TIMES / CAR

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

ACCOMMODATION

Unit 3	1,510 sq ft	Available immediately
Unit 15	1,498 sq ft	Available immediately
Unit 25	1,510 sq ft	Available immediately
Unit 27	1,507 sq ft	Under refurbishment







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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:

Tom Clough
tom@4thindustrial.com
07786214419

4thindustrial.com

VIEWINGS

Viewings – Strictly via sole agents:

SHW SHW.CO.UK
020 8662 2700

Rachel Good
07740 449381
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