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TO LET

INDUSTRIAL AND WAREHOUSE – 1,506 SQ FT (139.91 SQ M)

Unit 25, Silverwing Industrial Estate, Horatius Way, Croydon, Surrey, 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 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	1,506	139.91

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

The current Rateable Value of the property is £17,500.

VAT

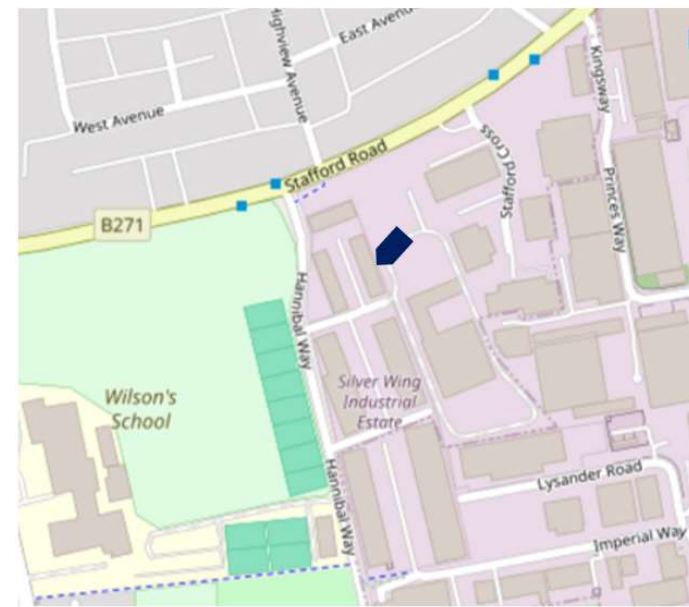
VAT will be charged on the quoting terms.

LEGAL COSTS

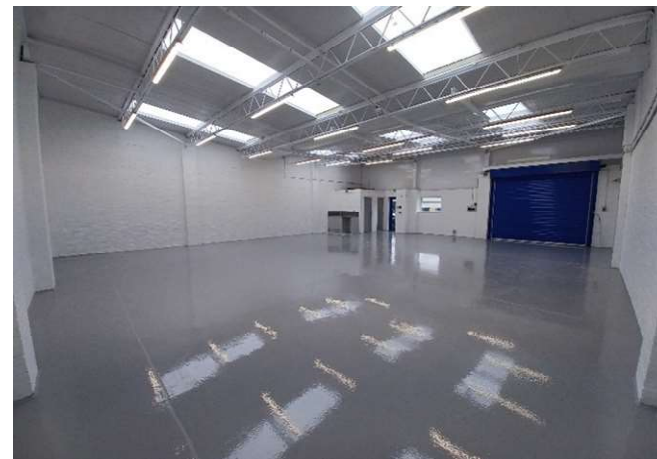
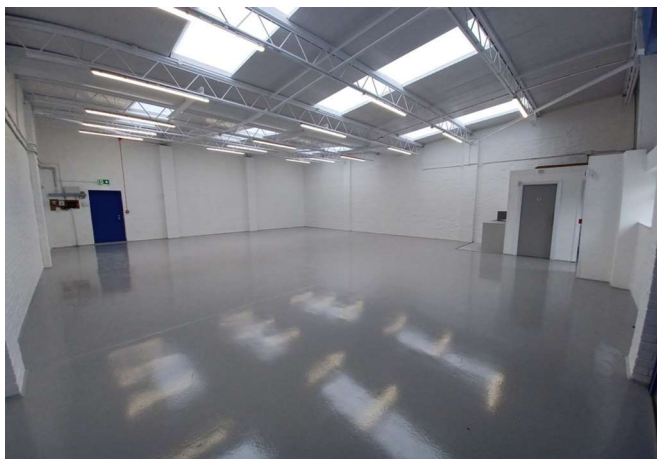
Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.



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Photos are indicative of a refurbished unit on the estate

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