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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 1,504 SQ FT (139.73 SQ M)**

**Unit 9, Silverwing Industrial Estate, Horatius Way, Croydon, CR0 4RU**

**DESCRIPTION**

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

Located on Sliverwing Industrial Estate, the unit benefits from 3 parking spaces, a small office 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	1,504	139.73

Approximate gross internal area

**AMENITIES**

- Fully refurbished
- Small office
- 3-phase electricity
- Kitchenette
- Roller shutter loading door
- LED lighting
- WC facilities

**RENT**

£35,000 per annum.

**RATES**

Rateable value - £18,750 (2023).

**VAT**

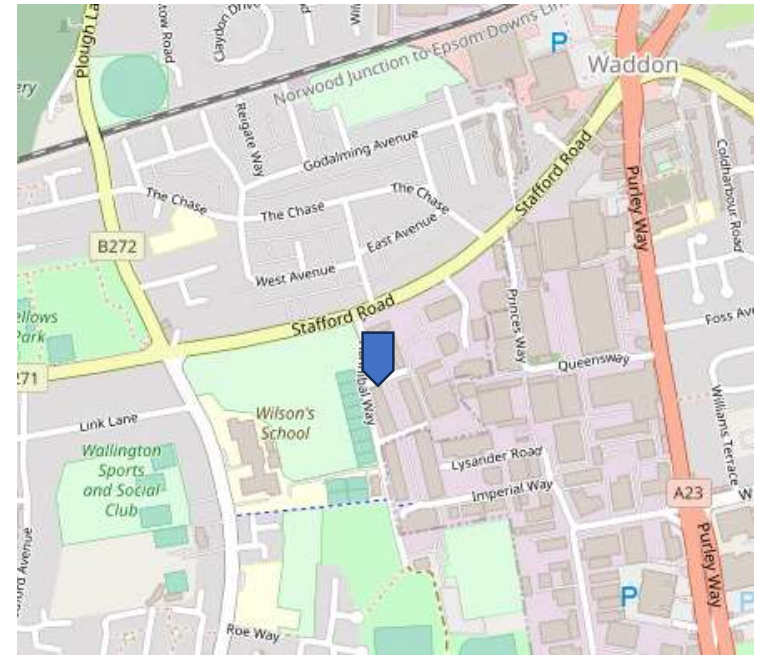
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

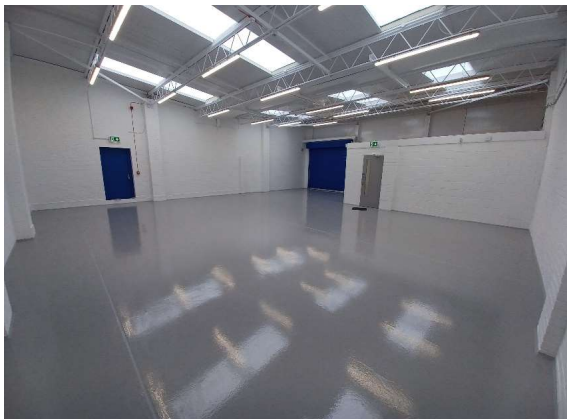
Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of D.



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