



TO LET

SHW

INDUSTRIAL AND WAREHOUSE – 26,251 SQ FT (2,438.79 SQ M)
Silverwing Industrial Estate, Unit 69 Imperial Way, Croydon, CR0 4RR

**MAKING
PROPERTY
WORK**

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Rent | On application

DESCRIPTION

The premises comprises a stand-alone unit of steel portal frame construction with profile steel cladding and brick elevations. The unit benefits from first floor offices, four roller shutter loading doors and a self-contained yard / parking area to the front.

It is proposed that the unit will be fully refurbished. Specific tenant requirements may be included subject to timescales and costs.

LOCATION

Silverwing Industrial Estate is located to the south-west of Croydon Town Centre. The property is situated just off the A23 Purley Way, giving good road communications to Central London, approximately 11 miles to the north, and to the M23/M25 motorway approximately 6 miles to the south at Junction 7 and the A22 at Junction 6.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor	23,520	2,185.07
First Floor	2,731	253.71
TOTAL	26,251	2,438.79

The above areas are approximate gross internal areas and subject to final measurement.

RENT

On application.

RATES

We would recommend that interested parties make their own enquiries of the local authority.

VAT

VAT will be chargeable on the terms quoted.

AMENITIES

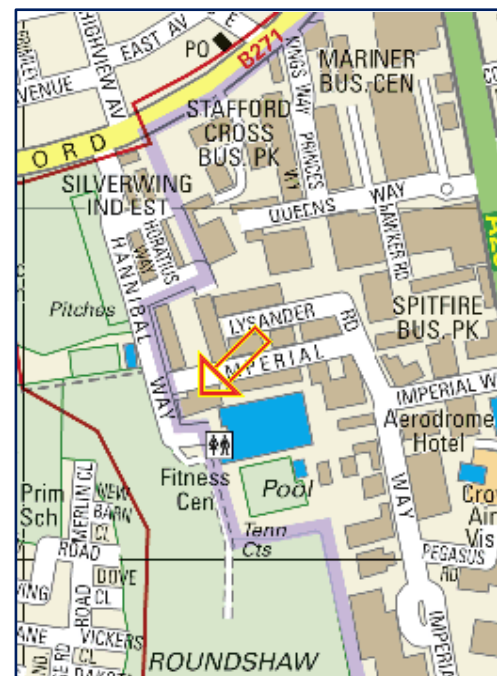
- Self-contained yard / parking area
- 4 x roller shutter loading doors
- 8.6m at apex
- First floor office accommodation
- Air conditioning
- Male and female WC facilities
- Kitchenette
- Refurbishment proposed

LEGAL COSTS

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

EPC

The property currently has an EPC rating of E.



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