



HORATIUS WAY, CROYDON, CR9 5QU

TO LET: FLEXIBLE IOS OPPORTUNITY ON APPROXIMATELY 4.6 ACRES



Beddington

Morrisons

A23/Purley Way

SHURGARD

amazon

DHL

Queensway

Lysander Road

MINSTER

Location

The property is situated on Horatius Way, Croydon. The site is located approximately 2 miles south of Beddington Lane benefitting from excellent connectivity being less than 1 mile from A23 Purley Way and only 11.5 miles south of Central London. The site is located within an established industrial area with industrial accommodation on the north, east and southern boundary. The surrounding area is home to a mix of industrial occupiers including Amazon, DHL and Minster together with the planned redevelopment of Lysander Road by GLi. The site is located within the London Borough of Sutton within the South Beddington and Roundshaw Ward.

Drive times

A23 Purley Way: 0.5 miles/4 minutes

M23: 6.8 miles/20 minutes

M25 Junction 7: 8.4 miles/22 minutes

Central London (Trafalgar Square): 12.6 miles/55 minutes

Gatwick Airport: 16.8 miles/31 minutes

Description

The subject property comprises a former BT Openreach training facility across 4.6 acres. The existing buildings are to be demolished, leaving a fully cleared and surfaced site available to let. The site is rectangular in nature with two separate access and egress points on Horatius Way.

Planning

The site will have flexible planning consent for B8 open storage, or to suit the needs of an occupier.



EPC

Not applicable.

Terms

The property is available on flexible leasehold terms, with more information available from the sole agents.

VAT

VAT will be payable at the prevailing rate.

Viewings

Viewings are available by appointment only. Please contact the sole agents.

Services

The site is serviced with all mains utilities, none of which have been tested.

Contact Details

Freddie John

Mobile +44 (0)7788 394341

fjohn@geraldev.com

Josh Pater

Mobile +44 (0)7782 271355

jpater@geraldev.com

Emily Pearson

Mobile +44 (0)7387 134126

epearson@geraldev.com



Contacts

Freddie John
Mobile +44 (0)7788 394341
fjohn@geraldeve.com

Josh Pater
Mobile +44 (0)7782 271355
jpater@geraldeve.com

Emily Pearson
Mobile +44 (0)7387 134126
epearson@geraldeve.com



Disclaimer

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner, or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: www.geraldeve.com/privacy-statement/

Particulars issued May 2024