



HORATIUS WAY, CROYDON, CR9 5QU

FOR SALE: A RARE SOUTH EAST FREEHOLD OPPORTUNITY – APPROXIMATELY 4.6 ACRES

Executive Summary



Prime Greater London Redevelopment Opportunity



Rarely available Freehold Opportunity of scale



Strong underlying prospects due to recent market activity



Located within the Imperial Way Strategic Industrial Area



Planning positions verified via Pre-Application meeting with London Borough of Sutton



Established location home to a wide variety of industrial occupiers



Of interest to developers, investors and owner occupiers



Site area of approximately 4.6 acres



Beddington

Morrisons

A23/Purley Way

SHURGARD

amazon

DHL

Queensway

MINSTER

Lysander Road

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 a 4.6 acre site. The existing buildings comprises a part 2, part 3-storey building (c. 5,534 sq m), with the remainder as vehicle parking and associated storage. The site is rectangular in nature with two separate access and egress points on Horatius Way.

Planning

The site is located within the Imperial Way Strategic Industrial Location, designated in the London Borough of Sutton Local Plan. Existing use lawfully operating within Use Class F1. Pre-application meeting has been held with LB Sutton with further information available in the VDR.



EPC

Available upon request.

Terms

The Freehold interest is available with Vacant Possession. For further details, please contact Gerald Eve LLP.

Dataroom / Additional Information

A data room is available for interested parties, please contact the agents for access details.

Sales Process

Sale will be on an unconditional basis.
Bid submission date for offers to be advised.

VAT

We understand that the site is elected for VAT purposes.

Inspections

Viewing days will be undertaken solely with the marketing agents. Interested parties are not to view the site without being accompanied.

Services

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

Contact Details

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