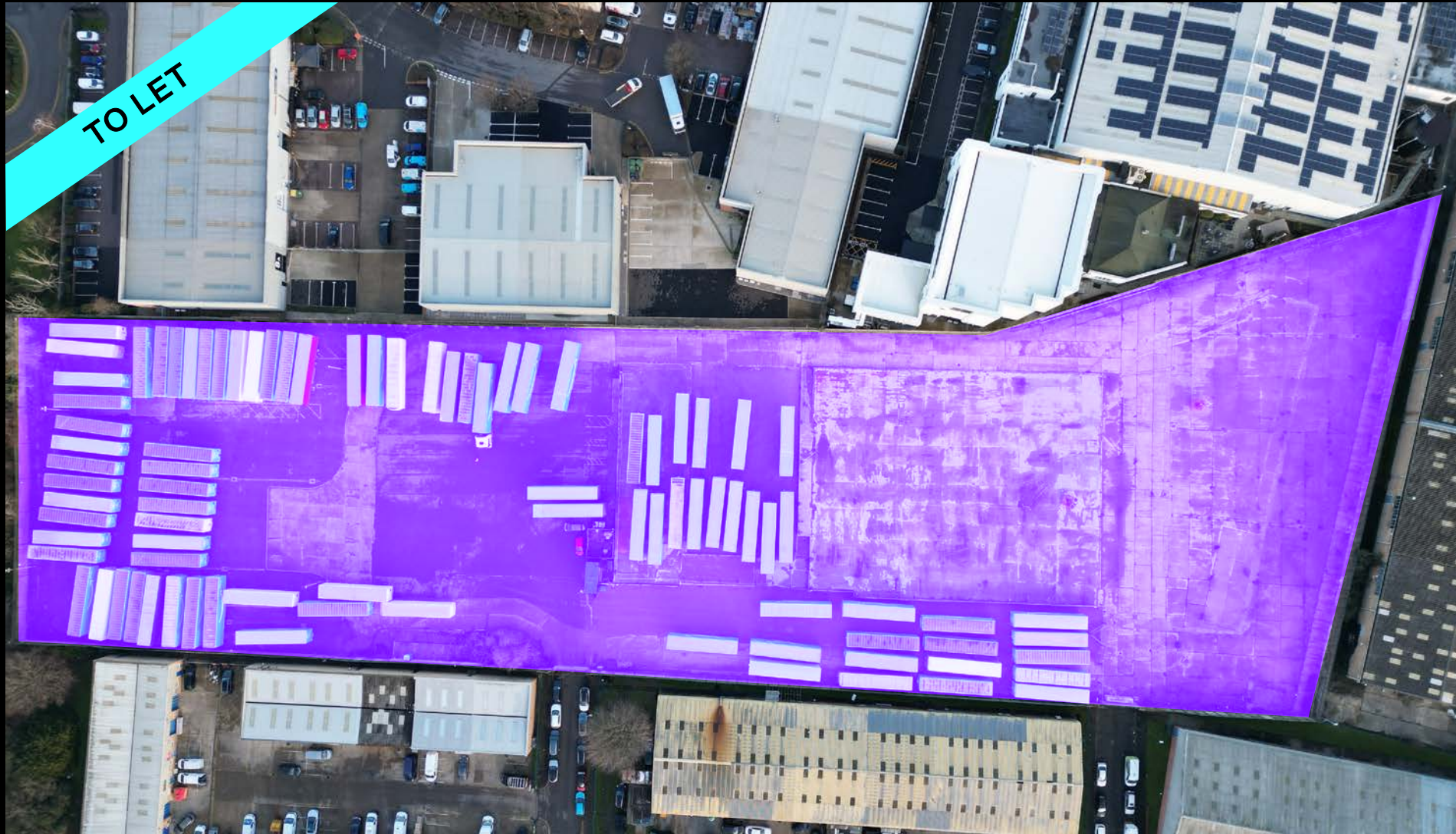


# HORATIUS WAY



CROYDON, CR0 4RU

4.6 ACRE INDUSTRIAL  
OPEN STORAGE SITE

FLEXIBLE PLOT SIZES  
STARTING FROM  
5,247 SQ FT

AVAILABLE AS INDIVIDUAL  
PLOTS OR AS A WHOLE

///WORDS.TRIBAL.RAINY

# HIGHLY VERSATILE 4.6 ACRE SITE

Situated on Horatius Way in Croydon, this strategic industrial outdoor storage (IOS) site offers excellent access to the A23 and A232, providing connectivity across South London, Central London, and the wider South East. It benefits from close proximity to Waddon Station and major commercial hubs including Purley Way, The Colonnades Leisure Park and Spitfire Business Park.

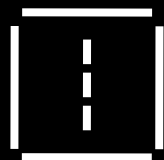
Fully serviced with power and water, the 4.6 acres site offers ultimate flexibility and is available as individual compounds or as a larger plot. Two main access points allow for excellent vehicle circulation and functionality for HGVs and is well-suited for a variety of IOS uses. The property features concrete and tarmac surfacing with drainage throughout.

HORATIUS WAY

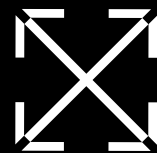
## OUR KEY FEATURES



**FULLY SERVICED** WITH WATER, POWER, AND DRAINAGE



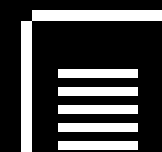
**MIX OF TARMAC AND CONCRETE** SURFACING



**HIGHLY FLEXIBLE** PLOT SIZES ON OFFER



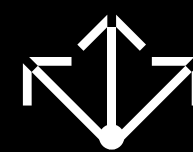
**LONG LEASE** TERMS AVAILABLE



**TWO GATED** ACCESS POINTS



**HIGHLY SECURE** SITE WITH INTERNAL AND PERIMETER FENCING



**ESTABLISHED** COMMERCIAL LOCATION WITH UNRIVALLED CONNECTIVITY



**AVAILABLE** FOR IMMEDIATE OCCUPATION



**EASY ACCESS** FOR HGV'S

# POTENTIAL SITE PLAN & ACCOMMODATION SCHEDULE

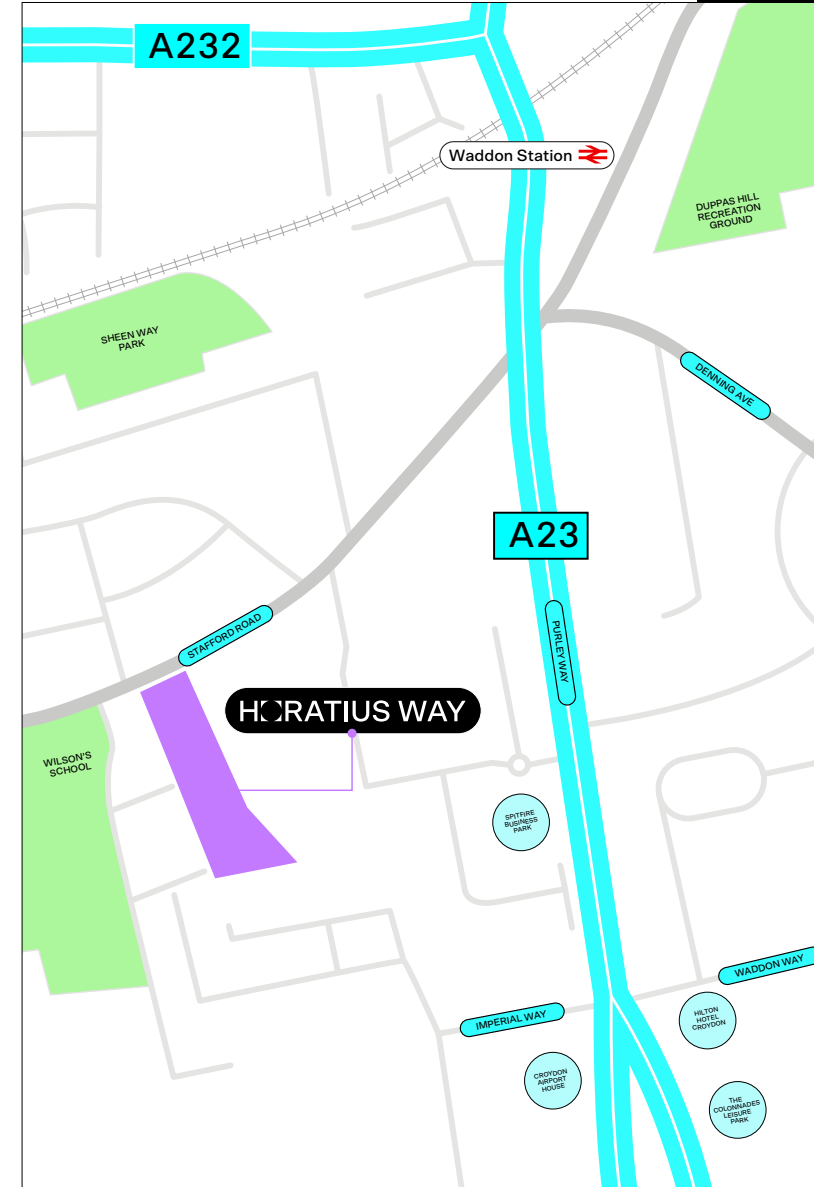
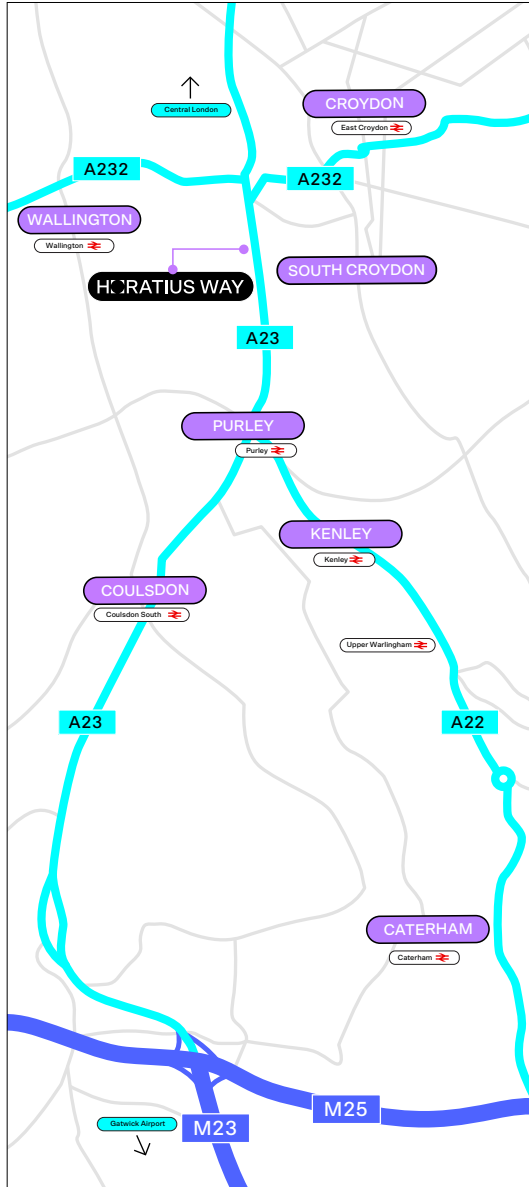
The site has 2 main entrances and serviced with water and power



UNIT	SIZE (SQ FT)
1	5,519
2	5,247
3	6,450
4	7,012
5	12,028
6	11,199
7	5,091
8	5,889
9	5,138
10	8,174
11	27,456
12	37,756
13	5,700
14	43,882
<b>TOTAL:</b>	<b>186,541</b>

HORATIUS WAY

# LOCATION



**4 MINS**  
A23 Purley Way: 0.5 miles

**20 MINS**  
M23: 6.8 miles

**22 MINS**  
M25 Junction 7: 8.4 miles

**31 MINS**  
Gatwick Airport: 16.8 miles

**55 MINS**  
Central London (Trafalgar Square): 12.6 miles

HORATIUS WAY

# GET IN TOUCH

Please contact the joint agents for more information

## Carter Jonas

### JAMES BUTCHER

07890 300 100

James.butcher@carterjonas.co.uk

### TYLER SMITH

07799 348 165

Tyler.smith@carterjonas.co.uk



### LUCA NARDINI

07795 501 905

Luca.nardini@montagu-evans.co.uk

### NICHOLAS PETERS

0784 230 1063

Nicholas.peters@montagu-evans.co.uk

### CAMERON AITCHISON

07721 599 643

Cameron.aitchison@montagu-evans.co.uk

A DEVELOPMENT BY

KENNEDY WILSON

IMPORTANT NOTICE. Carter Jonas and Montagu Evans give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. January 2026

# HORATIUS WAY