



INDUSTRIAL/STORAGE UNIT TO LET

**Unit 10 Vulcan Business Centre, Vulcan Way  
New Addington, Croydon, CR0 9UG**

## **TO LET**

**Approx. 1,765 sqft (163.98 sqm)**

### **DESCRIPTION**

Industrial/ Storage Unit available to let in the established Vulcan Business Centre in New Addington. The unit benefits from a large roller shutter for loading and unloading, 3-phase electricity, W.Cs, and 2 allocated parking spaces immediately in front of the unit. The property is suitable for a variety of occupiers under Class E, B2 & B8 uses.

Gross Internal Area	1,765 sqft	163.98 sqm
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### **RENT**

£23,000 per annum exclusive plus VAT.

### **LEASE**

The premises are available on a new FRI lease, for a period of years to be agreed, subject to periodic reviews.

To exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

### **LEGAL COSTS**

Each party to bear their own legal costs.

### **LOCATION**

The Business centre is situated on Vulcan Way in New Addington approximately 5 miles South-East of Croydon and less than 10 minutes drive from Biggin Hill Airport. It is well positioned for access to the national motorway network (M25/M23). New Addington Tram Stop is approximately 15 minutes walk from the property.

### **RATES**

Rateable value: £12,000. Rates payable at 49.9p in the £ (2021/22). Tenant is responsible for paying rates direct to the local authority and should satisfy themselves whether they qualify for any relief schemes.

### **VIEWING**

Strictly by appointment via sole agents Huggins Stuart Edwards.

### **CONTACT**

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
E: [croydon@hsedwards.co.uk](mailto:croydon@hsedwards.co.uk)

<b>DATE</b>	<b>FOLIO NUMBER</b>
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Feb 2022	30105
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### **SUBJECT TO CONTRACT**

**Important: See Disclaimer Notice to the Right.**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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