

10



 HUGGINS STUART
EDWARDS

Unit 10 Vulcan Business Centre, Vulcan Way
New Addington, CR0 9UG
£24,750 PAX

INDUSTRIAL/STORAGE UNIT TO LET

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

TO LET

Approx. 1,833 sqft (170.32 sqm)

DESCRIPTION

Industrial/ Storage Unit available to let in the popular Vulcan Business Centre in New Addington. The unit benefits from a large sectional door 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	1,833 sqft	170.32 sqm
---------------------	------------	------------

RENT

£24,750 per annum exclusive plus VAT. Terms to be agreed.

RATES

Rateable value: £18,750. Rates payable at 49.9p in the £ (2023/24).

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. Forming part of a long established industrial estate 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 providing regular services to Croydon, Bromley, Merton and Sutton.

EPC

C-68

LEGAL COSTS

Each party to bear their own legal costs.

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

DATE FOLIO NUMBER

Jan 2024 30230

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

Huggins Stuart Edwards Commercial Ltd is a limited company registered in England & Wales. Company number 12280950. Registered office: Apex House, 10 West Street, Epsom, KT18 7RG. Huggins Stuart Edwards Commercial Ltd for themselves and for vendors or lessors of this property whose agents they are give notice that the particulars are set out as general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Huggins Stuart Edwards Commercial Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The properties are offered subject to contract and being unsold or unlet and no responsibility is taken for any inaccuracy or expenses incurred in viewing. Huggins Stuart Edwards Commercial Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination or tested any of the services and no warranty is given or implied. The purchasers or lessees are responsible for making their own enquiries in these regards.

www.hsedwards.co.uk

