

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

PRELIMINARY DETAILS

LIGHT INDUSTRIAL/STORAGE UNITS CURRENTLY BEING REFURBISHED

1,824 sq ft (169 sq m), 5,474 sq ft (508.5 sq m)

TO LET

**UNITS 8, 9 & 10, VULCAN BUSINESS CENTRE,
VULCAN WAY, NEW ADDINGTON, CROYDON, CR0 9UG**



LOCATION:

The premises are situated on Vulcan Way in this established business centre and comprise three almost identical adjoining light industrial/storage units of approximately 1,824 sq ft (169 sq m) which can be let individually or in their entirety.

Vulcan Business Centre is situated approximately 5 miles south east of Croydon and is within easy reach of both the M25 and M23 motorways.

ACCOMMODATION:

The accommodation is currently being refurbished to include new lighting, male and female toilet facilities, roller shuttered doors with on-site car parking.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL S. LACK BSc FRICS
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS DRAWN TO THE NOTICE OVERLEAF

| | |
|------------------------|--|
| TERMS: | The premises are available on a three year Licence basis on an internal repairing and insuring basis only. The Licensee would be responsible for the electricity, water, gas and rates for the accommodation with the landlord being responsible for the external repair and upkeep. |
| RENT: | £22,500 per annum exclusive plus VAT for the individual unit. |
| RATEABLE VALUE: | The premises are assessed as a whole and the rateable value is £34,750 from information provided from the Valuation Office website (www.voa.gov.uk). If separate assessments are provided for the individual units the Licensee should check whether these fall below the threshold for Small Business Relief and therefore the rates would be limited or not payable if they qualify. |
| SERVICES: | None of the services have been tested and all interested parties should make their own enquiries. |
| VAT: | The figures quoted are liable to VAT. |
| LEGAL COSTS: | There are no legal costs involved in the preparation of the Licence by the Licensor. |

Viewing strictly by appointment through sole agents:

Jerry Taylor, Stuart Edwards Fullermoon
102-104 High Street, Croydon, CR9 1TN.
Tel: 020 8688 8313. Fax: 020 8688 7121.
Email: jerryt@stuart-edwards.com

SUBJECT TO CONTRACT
 (September 2018)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)

NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.