



INDUSTRIAL/STORAGE UNIT TO LET

HS HUGGINS STUART
E EDWARDS

Unit 7 Vulcan Business Centre, Vulcan Way
New Addington, CR0 9UG
£21,750 PAX

**Unit 7 Vulcan Business Centre, Vulcan Way
New Addington, Croydon, CR0 9UG**

TO LET

Approx. 1,802 sqft (167.4 sqm)

DESCRIPTION

Industrial/ Storage Unit available to let in the established Vulcan Business Centre in New Addington. The unit benefits from partitioned offices, 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	1,802 sqft	167.4 sqm
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RENT

£21,750 per annum exclusive plus VAT.

TERMS

Available on a three-year Licence. Licensee is responsible for external repairs to the frontage and internal repairs. Landlord is responsible for all other external repairs and maintenance.

Licensee is directly responsible for their own utilities, excluding the water which is recharged to the licensee at cost by the landlord.

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 away.

RATES

Rateable value: £11,250

Non-domestic uniform rates payable at 49.9p in the £ (2021/22). Licensee 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
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DATE FOLIO NUMBER

June 2021 30065(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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