

12  **ADDINGTON
AUTOGARAGE**
ALL MAKES & MODELS CARS, VANS, TRUCKS

INDUSTRIAL/STORAGE UNIT TO LET

 **HUGGINS STUART
EDWARDS**

Unit 12 Vulcan Business Centre, Vulcan Way
New Addington, CR0 9UG
£12,500 PAX

**Unit 12 Vulcan Business Centre, Vulcan Way
New Addington, Croydon, CR0 9UG**

TO LET

Approx. 906 sqft (84.19 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.C, and the right to park two cars on site subject to availability. The property has recently been redecorated and is suitable for a variety of occupiers under Class E, B2 & B8 uses.

Gross Internal Area	906 sqft	84.19 sqm
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RENT

£12,500 per annum exclusive plus VAT. Terms to be agreed.

RATES

Rateable value: £8,300. Rates payable at 49.9p in the £ (2023/24). Prospective occupiers to satisfy themselves as to their eligibility for small business rate relief.

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

D-91

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
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DATE FOLIO NUMBER

Jan 2024 30233

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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