

Meridian House

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CLASS E UNIT FOR SALE

**HS** HUGGINS STUART  
**E** EDWARDS

Unit 3 Meridian Centre, Vulcan Way, New Addington,  
CR0 9UG  
£425,000 VIRTUAL FREEHOLD

**Unit 3 Meridian Centre, Vulcan Way, New Addington, CR0 9UG**

## FOR SALE

**Approx 3,211 sqft (298.3 sqm)**

### DESCRIPTION

Opportunity to acquire self-contained commercial unit in the Vulcan Way trading estate in New Addington. The property is arranged as ground and first floor office accommodation with a mezzanine under the Northlight roof providing additional office space/storage. The property benefits from air-conditioning, a roller shutter and 3 allocated parking spaces.

|                       |                   |                   |
|-----------------------|-------------------|-------------------|
| Ground Floor          | 1,798 sqft        | 167.04 sqm        |
| 1 <sup>st</sup> Floor | 1,234 sqft        | 114.63 sqm        |
| Mezzanine             | 370 sqft          | 33.61 sqm         |
| <b>TOTAL</b>          | <b>3,402 sqft</b> | <b>315.28 sqm</b> |

### PRICE

£425,000.

### TENURE

999 year lease from 1987. Fixed ground rent of £33 per annum is payable to the freeholder.

### LOCATION

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.

### VIRTUAL TOUR

<https://tour.giraffe360.com/bee7267fe48c4cc9ba6952208c60901e>

### RATES

Rateable value: £25,250. Rates payable at 49.9p in the £ (2024/25)

### EPC

E-110

### 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](mailto:croydon@hsedwards.co.uk)

### DATE

March 2025

### FOLIO NUMBER

30128

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

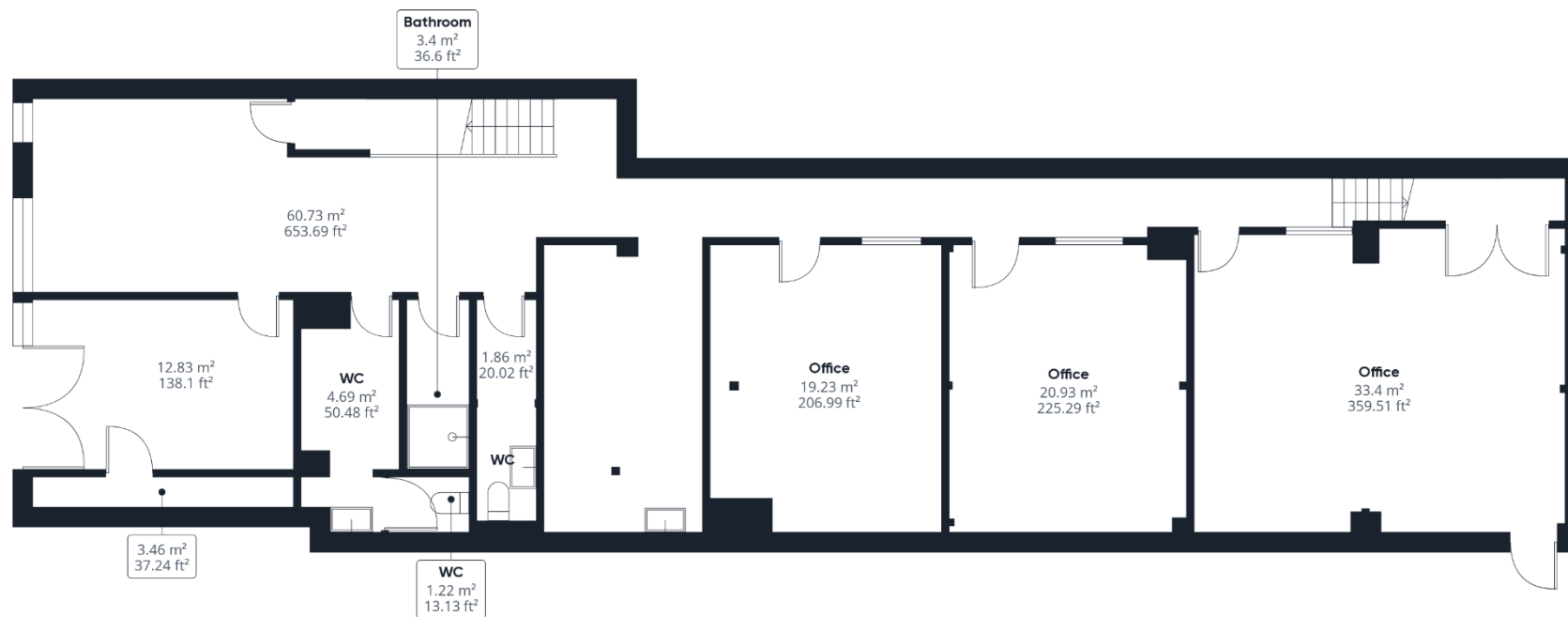
**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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

10 WEST STREET  
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**Approximate total area<sup>(1)</sup>**

167 m<sup>2</sup>  
1797.57 ft<sup>2</sup>

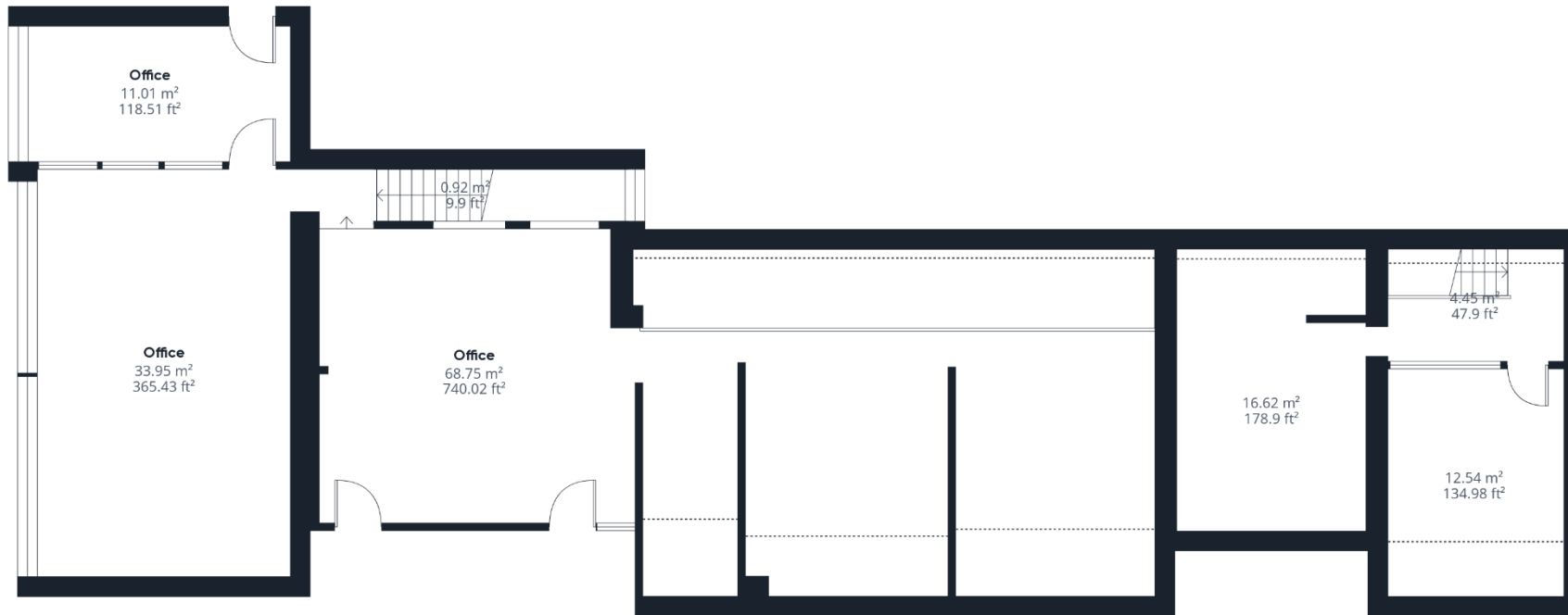
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Ground Floor



**Approximate total area<sup>(1)</sup>**

148.24 m<sup>2</sup>

1595.64 ft<sup>2</sup>

**Reduced headroom**

13.57 m<sup>2</sup>

146.07 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1