



**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**INDUSTRIAL AND OFFICE UNITS – 50 – 10,590 SQ FT (4.65 – 983.84 SQ M)**  
**New Addington Business Centre, Vulcan Way, Croydon, Surrey, CR0 9UG**



## DESCRIPTION

New Addington Business Centre has a variety of workspaces, including offices to rent on flexible terms, studio space, workshops, light industrial units and storage units. It also features many facilities and amenities, including car parking, security, 24-hour access, and a dedicated business centre manager.

## LOCATION

New Addington Business Centre is located 5 miles southeast of Croydon on the east side of New Addington. New Addington town centre is under a mile away and Croydon town centre is roughly six miles away, which can be reached easily by tram in around 20 minutes.

## AMENITIES / OPPORTUNITY

- 24 hour access
- Air conditioning units and heating
- Breakout area
- Communal kitchen
- Communal working space
- Free parking
- Goods lift
- On-site manger and maintenance team
- Security/CCTV
- Pet friendly

## RENT

On application.

## TENANCY

Rolling monthly licence agreements as well as long term leases are available.

## RATES

We would recommend that interested parties make their own enquiries with the Local Authority.

## VAT

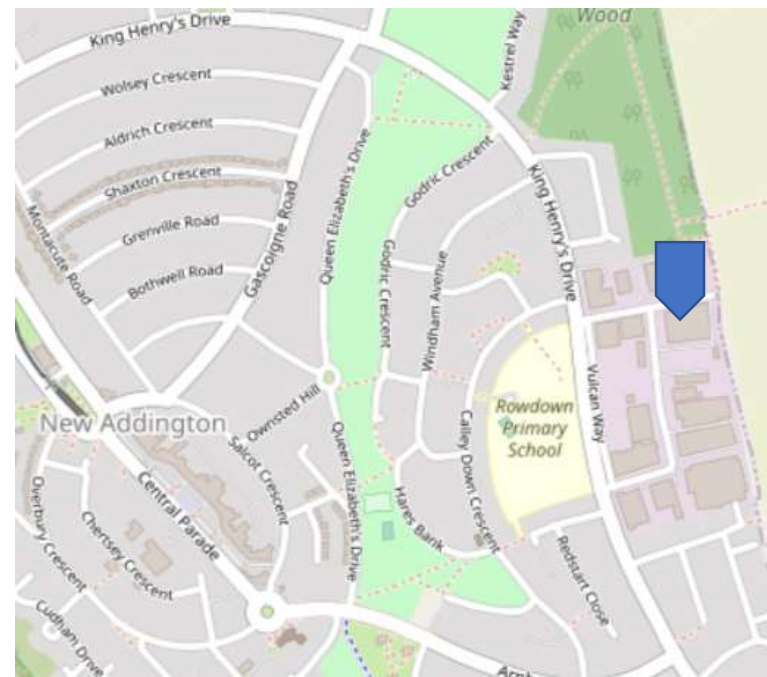
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of E.



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## VIEWINGS – 020 8662 2700

Charlie Mckechnie (Industrial)

t: 020 8662 2737

e: cmckechnie@shw.co.uk

James Griffiths (Offices)

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## AVAILABILITY

UNIT NUMBER	TYPE	SQ FT	PRICE PER MONTH	PRICE PER YEAR
Office F9	Office	278	£625	£7,500
Office F6	Office	495	£1,110	£13,320

Approximate gross internal areas.

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