



**Rear Yard, 48 Vulcan Way**  
New Addington, Croydon, CR0 9UG

**Half Acre Concreted Rear  
Yard for Open Storage**

**0.50 Acres**  
(0.20 Hectares)

- Concreted open storage yard
- WC facilities
- CCTV

# Rear Yard, 48 Vulcan Way, New Addington, Croydon, CR0 9UG

## Summary

<b>Available Size</b>	0.50 Acres
<b>Rent</b>	£5 per sq ft
<b>Rateable Value</b>	£79,500
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

The Yard has separate access and egress from King Henry's Drive. There are a number of small outbuildings on the yard providing WC facilities, office and kitchen along with a small workshop.

## Location

Vulcan Way is an established commercial location in New Addington. Vulcan Way has access to the A233 and A2022 which in turn both connect with the A232 to the north and A25 to the south. Biggin Hill Town Centre and Biggin Hill Airport are within 4 miles to the south east and Croydon Town Centre is approximately 6 miles to the north west.

## Terms

The premises are available by way of a new lease direct from the Landlord, on terms to be agreed.



## Viewing & Further Information



**Robert Bradley-Smith**

07469 854799

robert.bradley-smith@altusgroup.com



**Harvey Arrowsmith**

07525 210656

harvey.arrowsmith@altusgroup.com