

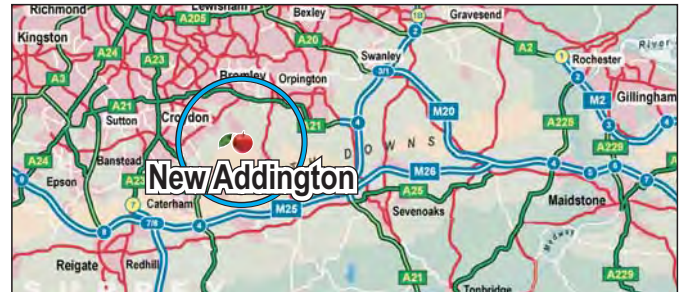
# Factory & Offices

For Sale Freehold or may let



## 22,000 sqft on 0.93 acre site

275 King Henry's Drive  
**NEW ADDINGTON**  
Croydon, Surrey CR0 0AE



### Location

New Addington lies between Biggin Hill and Addington, south of London with easy access to the A21 and thence M25 junction 4 or via the A22 to junction 6 of M25.

### Description

A single storey four bay factory unit with integral offices. 12'7" eaves height.

The freehold title includes the grassed lawns in front of the offices which could be used for access road and parking area (subject to planning permission). Further parking is available in the free council car park across, adjacent to the property on King Henry's Drive

### Accommodation

Offices	6,100
Production	15,880
	<b>21,890 sqft</b> (2,042 sqm)

Site area 0.93 acre

### Terms

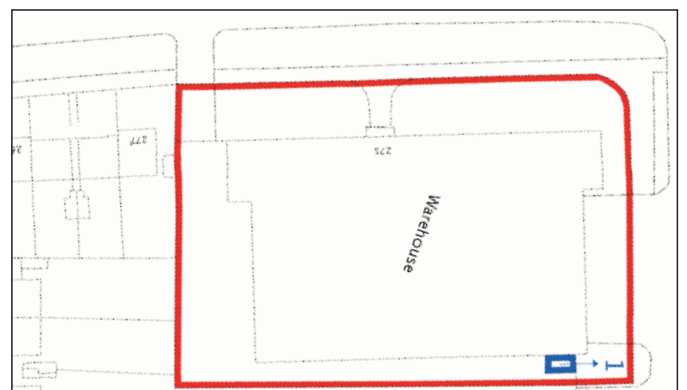
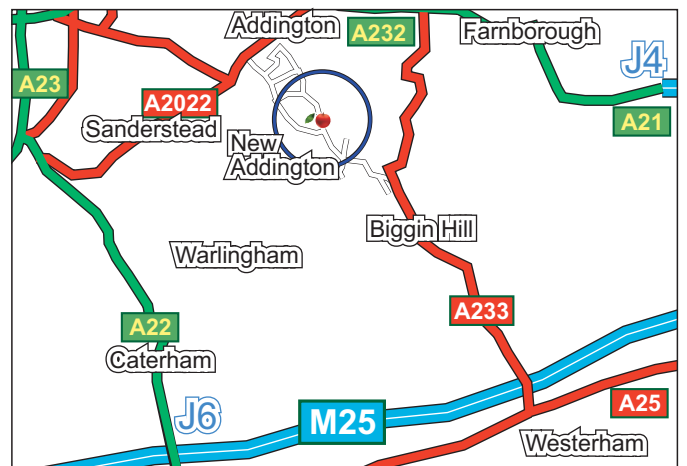
For sale freehold at £850,000 (£34.55 per sqft) subject to contract Rates payable £21,098 pa for 2009/10 - (RV £43,500). May let.

### Contact

David Marriott or Neil Mason on **01892 834483**

[www.corecommercial.co.uk](http://www.corecommercial.co.uk)

Or joint agent Rockgate on 020 7330 6137



These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement

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