

Warehouse, Factory & Yard

For Sale Freehold



66 Vulcan Way

NEW ADDINGTON

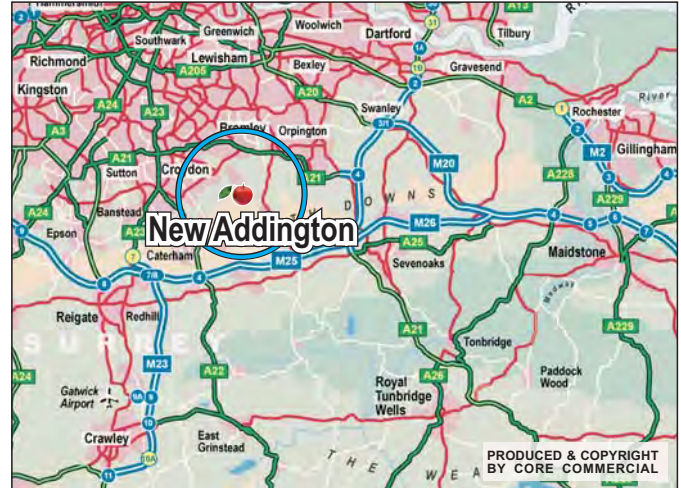
Croydon, Surrey CR0 9UG

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. Just off King Henry Drive.

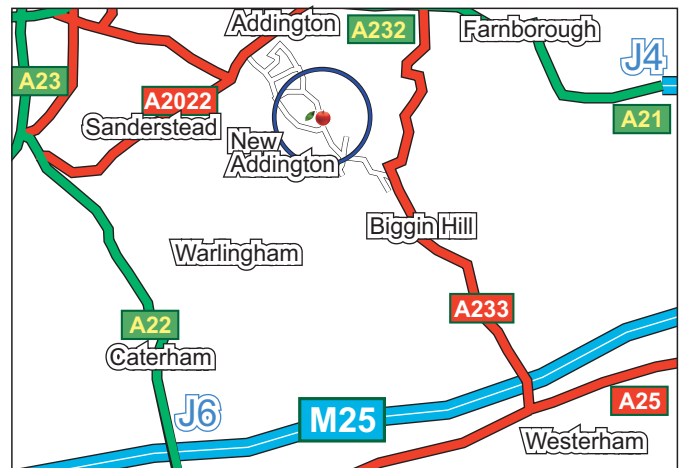


**20,000 sqft
on 1 acre site**



Description

A single storey four bay factory unit on a secure rectangular site with steel frame, solid brick walls and profiled steel clad roof. Integral offices to the front on two floors with gas central heating. Three phase power. Suspended ceilings with recessed lights to production and warehouse areas (12'9" clear headroom). Gas fired hot air heaters. Dock and level loading. 50 car parking spaces on concreted yard. Covered dock loading.



Accommodation

Warehouse		9,350	
Factory		3,280	
Dispatch		1,930	
Garage		350	14,910
Offices	Ground	2,880	
	First	2,760	5,640
Total gross internal area		20,550 sqft	(1,909 sqm)

Site area 1.04 acre (44% cover)

Terms

For sale freehold

Contact

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

www.corecommercial.co.uk

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

Core Commercial Limited, Maidstone Road, Paddock Wood, Kent TN12 6DA
Fax: 01892 833921 mail@corecommercial.co.uk www.corecommercial.co.uk



01892 834483