

**FOR SALE
FREEHOLD INDUSTRIAL UNIT**



**2 VULCAN WAY
CROYDON CR0 9UG**



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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DESCRIPTION

FOR SALE - BAKERY - OFFICES - STORAGE - YARD SPACE - INDEPENDANT CAFE - POTENTIAL DEVELOPMENT

An exceptional opportunity to acquire the freehold of a substantial, modern light industrial unit in one of South London's most established and well-connected commercial locations.

The property extends to approximately 12,312 sq ft GIA (c. 1,143.8 sq m) on a self-contained site of circa 0.60 acres, offering a rare combination of scale, specification and flexibility rarely found at this price point within Greater London.

The unit is steel-frame construction with plastic-coated corrugated steel cladding, aluminium roller-shutter and personnel doors, and uPVC double-glazed windows throughout.

ACCOMMODATION

Outside:

Entrance area with both step and ramp access leading to a reception and café seating area. The property also benefits from a side road and rear yard suitable for loading, with additional land located to the side

The floor areas are as follows:

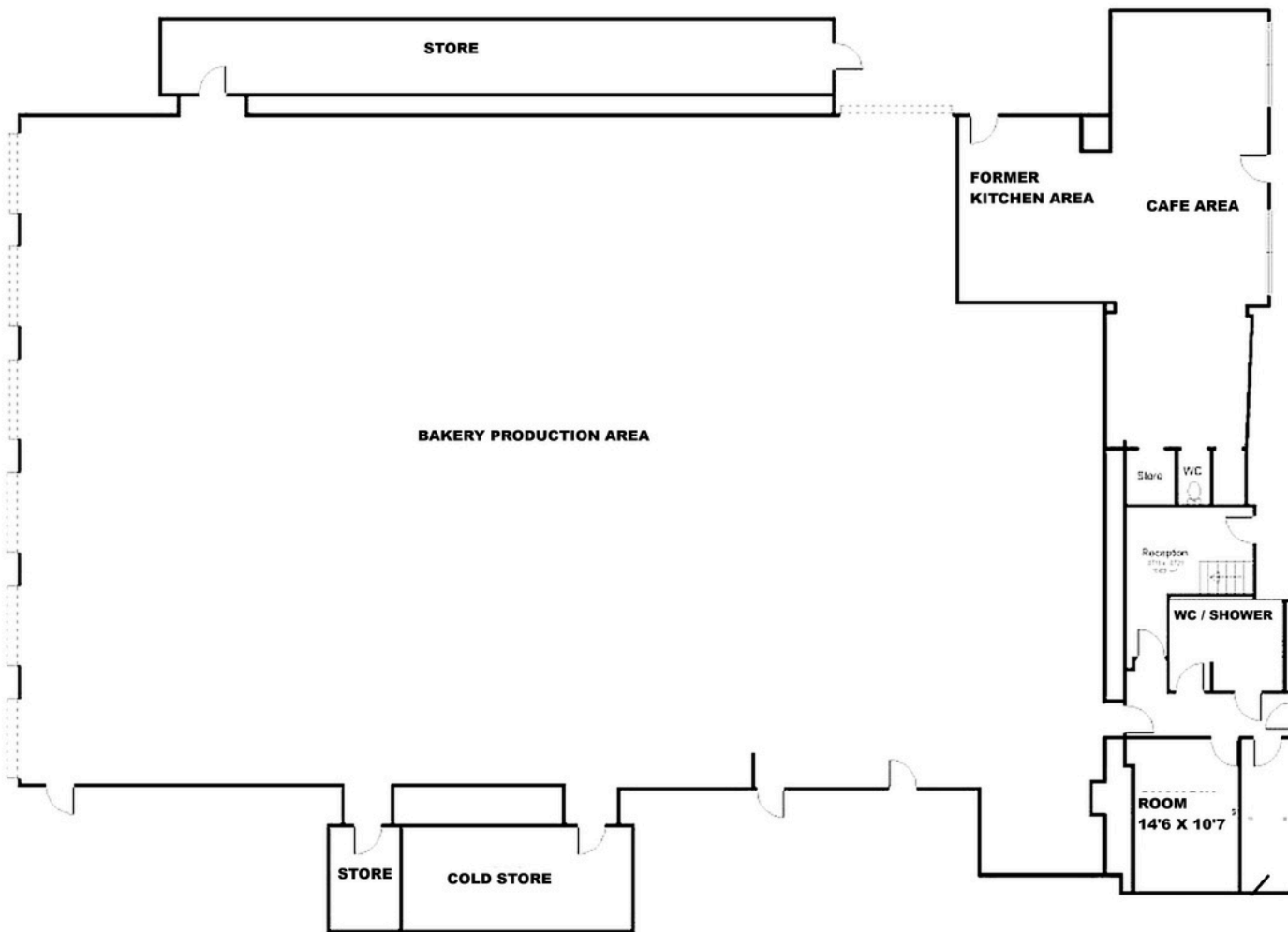
Description of area	Sq.mtrs	Sq.feet	%
Industrial/warehouse floorspace	688.31	7,409	60
Office/cafeteria/staff quarters	263.41	2,835	23
Outbuilding/store	167.64	1,805	15
Reduced height eaves store	24.44	263	2
Total floor area	1143.8	12,312	100

Heights/headroom	Metres	Feet
Floor-ceiling of main warehouse	4	13
Access/delivery opening	3.25	11





APPROXIMATE SIZES FOR GUIDE
ONLY - NOT TO SCALE



GROUND FLOOR



FIRST FLOOR





LOCATION

Situated on Vulcan Way in New Addington, Unit 2 sits at the heart of one of the borough's most active and long-established industrial locations. New Addington is a well-connected commercial suburb positioned approximately 5 miles south-east of Croydon town centre, and within the London Borough of Croydon.

The estate is conveniently situated away from residential congestion whilst remaining within minutes of the full range of local amenities offered by New Addington town centre, which is less than one mile away and includes shops, cafés, restaurants, banks and supermarkets

- M25 (Junction 6) — via the A22, providing fast connections to the M23, M26 and wider national road network
- A212 and A233 — principal arterial routes linking the estate directly to Croydon, Bromley and beyond
- Biggin Hill Airport — less than 10 minutes' drive, offering charter and business aviation facilities
- Croydon town centre — approximately 5–6 miles, reachable in 12 minutes by car

KEY INVESTMENT HIGHLIGHTS

- Priced for quick sale - Freehold — a rare opportunity to acquire the long-term asset; no ground rent, no lease expiry, no landlord consent required for alterations.
- Vacant possession on completion — immediate operational use or redevelopment upon acquisition
- Substantial scale — 12,000 sq ft on 0.60 acres provides genuine operational flexibility for industrial, logistics, storage, trade counter or mixed-use occupiers
- Secure and self-contained — rear vehicular access, dedicated parking and perimeter security
- Excellent road connectivity — direct access to M25/M23 motorway network
- Strong local market — Vulcan Way industrial estate is one of the most actively traded commercial locations in the London Borough of Croydon
- Use Class E — broad permitted uses including light industrial, workspace, retail, café, gym, health, office and more
- EPC Rating B — a strong energy performance rating providing compliance confidence
- Not elected for VAT — no VAT chargeable on the purchase price



INCOME POTENTIAL

We estimate the annual rent to be circa £175,000 representing a yield of over 11.5% based on the current guide price

TERMS

The property is priced for quick sale and is offered freehold with vacant possession

Offers in excess of £1,500,000 are invited

VAT

We understand the property is not elected for VAT

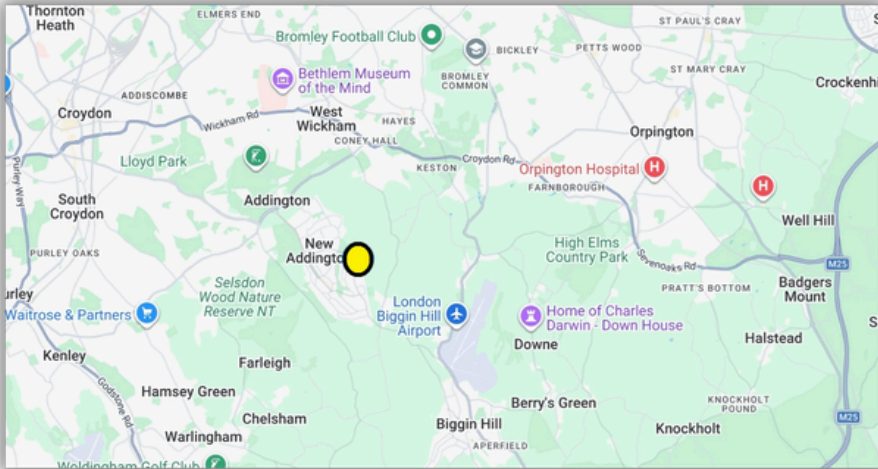
SERVICES

Mains services connected to the property are gas, electricity, water and drainage. Heating and hot water for the front section and cafeteria are provided via a wall-mounted combination boiler.

These have not been checked by CSJ

VIEWINGS

Contact sole agents Christopher St James 020 8296 1270



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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