



**HUGGINS STUART
EDWARDS**

Unit 3 Meridian Centre, Vulcan Way, New Addington,
CR0 9UG

O.I.E.O. £375,000 VIRTUAL FREEHOLD

CLASS E UNIT FOR SALE

Unit 3 Meridian Centre, Vulcan Way, New Addington, CR0 9UG

FOR SALE

Approx 3,211 sqft (298.3 sqm)

DESCRIPTION

Opportunity to acquire self-contained commercial unit in the Vulcan Way trading estate in New Addington. The property is arranged as ground and first floor office accommodation with a mezzanine under the Northlight roof providing additional office space/storage. The property benefits from air-conditioning, a roller shutter and 3 allocated parking spaces.

Ground Floor	1,798 sqft	167.04 sqm
1 st Floor	1,234 sqft	114.63 sqm
Mezzanine	370 sqft	33.61 sqm
TOTAL	3,402 sqft	315.28 sqm

PRICE

Offers invited in excess of £375,000.

TENURE

999 year lease from 1987. Fixed ground rent of £33 per annum is payable to the freeholder.

LOCATION

Situated on Vulcan Way in New Addington approximately 5 miles South-East of Croydon and less than 10 minutes drive from Biggin Hill Airport. It is well

positioned for access to the national motorway network (M25/M23). New Addington Tram Stop is approximately 15 minutes walk away.

VIRTUAL TOUR

<https://tour.giraffe360.com/bee7267fe48c4cc9ba6952208c60901e>

RATES

Rateable value (From April 2026): £35,500. Rates payable at 43.2p in the £ (2026/27)

EPC

E-110

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: croydon@hsedwards.co.uk

DATE

February 2026

FOLIO NUMBER

30128

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



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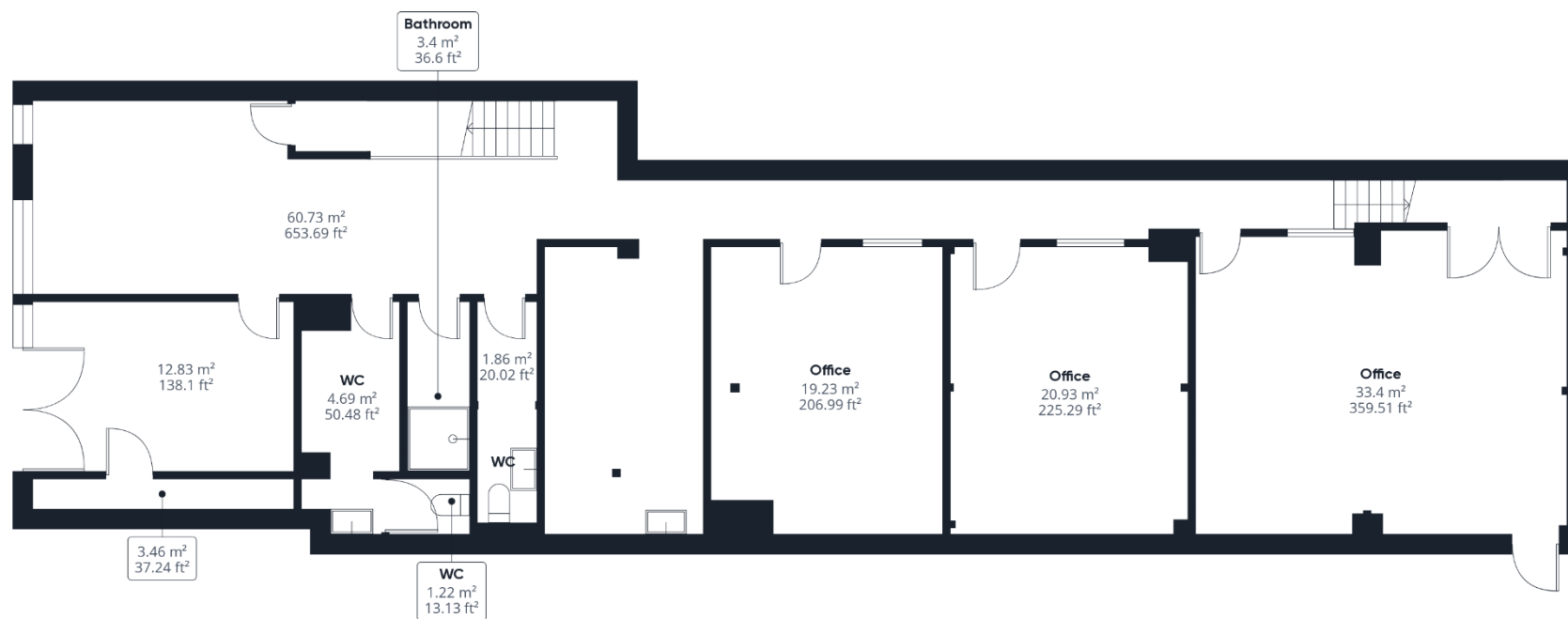
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk



Approximate total area⁽¹⁾

167 m²
1797.57 ft²

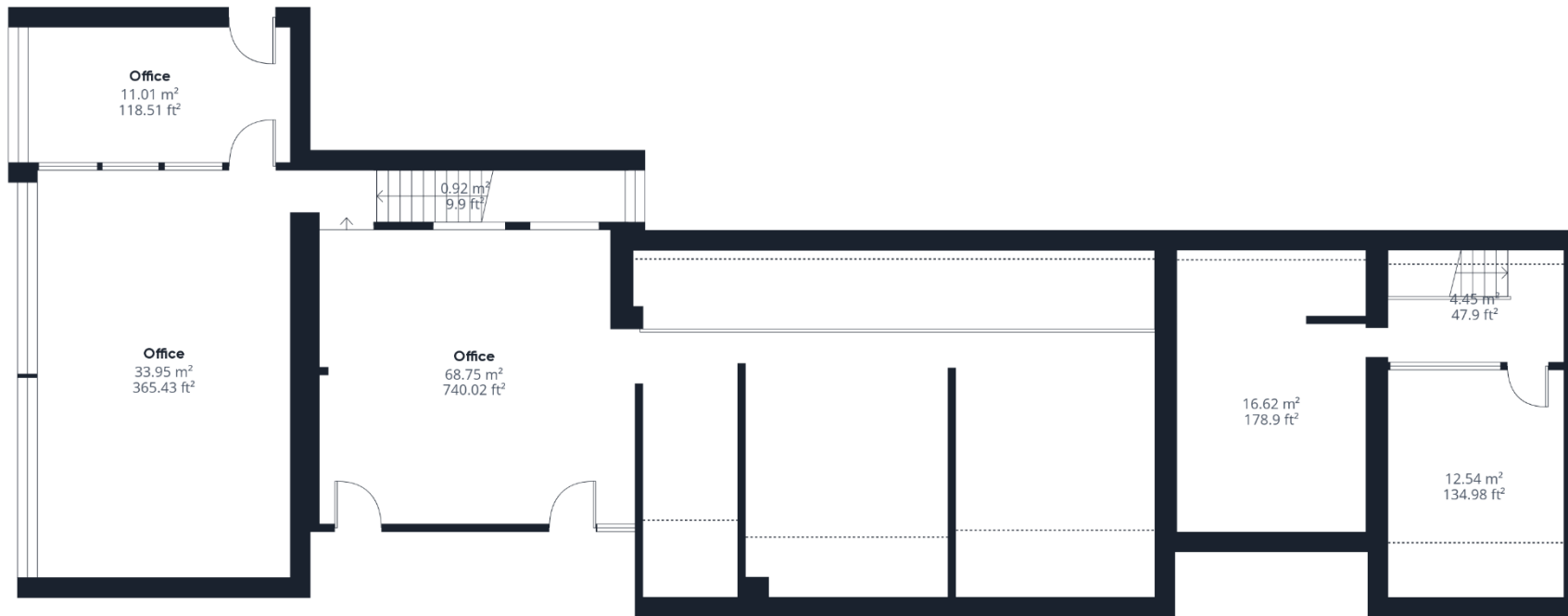
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

148.24 m²

1595.64 ft²

Reduced headroom

13.57 m²

146.07 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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