



# INDUSTRIAL/WAREHOUSE UNIT

## TO LET



### Key Benefits

- \* 3 miles M23/M25 Interchange
- \* Self-contained unit
- \* Secure yard
- \* Internal eaves height of 6.4m rising to 8.7m at the apex
- \* Other occupiers include Jewson, Waitrose and Harwoods
- \* 25 car parking spaces

### Self-Contained Unit

UNIT B6, REDLANDS, ULLSWATER CRESCENT, COULSDON, SURREY, CR5 2HT

20,493 sq ft (1,903.86 sq m)

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# INDUSTRIAL/WAREHOUSE UNIT



UNIT B6, REDLANDS, ULLSWATER CRESCENT, COULSDON, SURREY, CR5 2HT



## LOCATION

The property is located on the established Ullswater Industrial Estate which is accessed from the B276 Marlpit Lane which in turn gives access to the A23 which connects with Junction 7 of the M23/M25 interchange approximately 3 miles to the south.

Coulsdon town centre is a short distance away offering a number of retail facilities. Coulsdon South railway station is a short walk which provides access to Gatwick Airport and the South Coast as well as to East Croydon, London Bridge and London Victoria. Coulsdon Town station is also a short distance away providing more local services to Purley and Reigate.

## DESCRIPTION

The property comprises a self-contained unit of steel frame construction with brick and profile clad elevations with a two storey brick and blockwork construction office area to the front of the unit. The unit has double electric loading doors accessed from the rear of the property from a barrier controlled yard with shared access with the adjoining premises.

## ACCOMMODATION

The property comprises the following approximate gross internal areas:

AREA	FT	M <sup>2</sup>
Ground Floor Offices	1,966	182.65
Ground Floor Warehouse	16,627	1,544.69
First Floor Offices	1,900	176.52
<b>Total</b>	<b>20,493</b>	<b>1,903.86</b>

## TERMS

The property is available either by way of an assignment of the existing lease or by way of a new lease for a term to be agreed.

## RENT

Rent on Application

## RATES

From our inspection of the Valuation Office Agency website we understand that the Rateable Value as of 1<sup>st</sup> April 2017 is currently £163,000. Interested parties are advised to contact London Borough of Croydon (020 8667 8385) for confirmation of actual rates payable.

## VAT

Rents and other outgoings on the property will be subject to VAT at the prevailing rate.

## LEGAL COSTS

Each party to bare their own legal costs.

## EPC

EPC Rating: C65



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**Chartered Surveyors**

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