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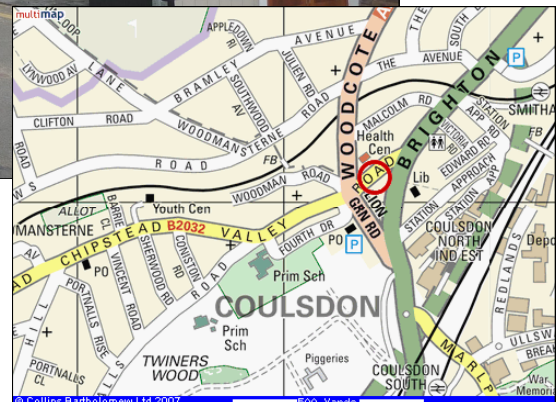


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Newly Refurbished Workshop Premises In Coulsdon Town Centre

Approximately 51.1 sq m (550 sq ft)

TO LET



**Ground Floor, 43a Chipstead Valley Road,
Coulsdon, Surrey, CR5 2RB**

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Ground Floor, 43a Chipstead Valley Road, Coulsdon, Surrey, CR5 2RB

Location

The unit is very well located in the centre of Coulsdon just off Chipstead Valley Road and therefore enjoys good access to the public transport network. In addition, the building is very close to the main A23 and the M23 where it joins the M25 just to the south of Hooley.

There is a reasonably priced public car park just a few minutes walk away in Lime Green Road and the property is approximately half way between Smitham and Coulsdon South Railway Stations providing good access to London via Croydon and south to Gatwick and Brighton.

Accommodation

The workshop is arranged to provide clear space with single door entrances at each end, a brand new wc and tea station, single phase electrics, CAT V cabling and electric wall heaters. The refurbishment is being carried out to a very good standard and is almost office quality and would particularly suit businesses looking for a clean environment such as dental lab technicians, electrical engineering etc.

The net internal area is approximately

51.1 sq m (550 sq ft)

Terms

A new lease is available for a term to be agreed at a commencing rent of £6,000 per annum exclusive, on an equivalent full repairing and insuring basis.

Business Rates

According to the Government website the property has a Rateable Value of £3,450. The UBR for 2011/12 is 42.6p in the £. (with effect from 1st April 2011)

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.leaseingbusinesspremises.co.uk

Viewing

Strictly by appointment
with Sole Agents Gildersleve & Payne

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Energy Performance Certificate

