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BUSINESS PREMISES, LIGHT MANUFACTURING STORAGE AND OFFICES



Redland Business Centre
Ullswater Crescent
Coulson
Surrey CR5 2HT



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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.

Redland Business Centre Ullswater Crescent , Coulsdon, Surrey , CR5 2HT

Location:

The property is located on the established Ullswater Industrial Estate being off the A23 via Marlipit Lane. The M23 motorway and its connections to the M25 are approximately 3—4 miles distant.

Coulsdon South Railway Station is within walking distance approximately 1/4 miles.

Accommodation:

The premises which are self-contained form part of a modern complex and provide ground floor production/storage with first floor offices. The offices are carpeted and have a suspended ceiling with inset lighting, double glazing and wall mounted electric heating units. Access to the ground floor is via a sectional up and over door. A separate pedestrian door to a lobby gives independent access to either the ground floor or first floor offices.

The available accommodation is arranged as follows:

Unit 5F	First Floor Offices	* 105.8 sq m	1,139 sq ft
Unit 6	Ground floor storage/ production First Floor Offices	* 205.8 sq m	2,216 sq ft
Unit 7F	First Floor Offices	* 107.3 sq m	1155 sq ft
Unit 9G	Ground Floor	73 sq m	786 sq ft
Unit 11	Ground and First Floors UNDER OFFER	75.7 sq m	815 sq ft
Unit 12	Ground and First Floors	* 89.1 sq m	960 sq ft
Unit 13	Ground and First Floors	175.5 sq m	1889 sq ft
Unit 19	Ground floor storage/ production First Floor offices	115.8 sq m	1247 sq ft

* Measurements to be verified

Terms:

A new lease is available for a period of years to be agreed subject to contract and VAT (if applicable). Rent on application

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

Amenities:

- ◇ Ground floor headroom 4.27m (14ft)
- ◇ Male & Female wc's
- ◇ Three phase electricity

Legal costs:

The ingoing tenant to be responsible for both parties' legal costs incurred in this transaction.

Viewing:

Strictly by appointment
with Joint Agents Gildersleve & Payne
Peter Gildersleve FRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk
Or
Stuart Edwards Fullermoon
Robert Guy
Tel 0208 688 8313
Email: robertg@stuart-edwards.com



Energy Performance Certificate:

