

OFFICE, WAREHOUSE BUSINESS UNIT

**TO LET**

**020 8686 4400**

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**G&P PROPERTY**  
COMMERCIAL FOCUS



**UNIT 19**

Redlands Business Centre, Ullswater Crescent, Coulsdon, CR5 2HT



**OFFICE, WAREHOUSE/  
BUSINESS UNIT**

**TO LET**

- Up & Over roller shutter door
- Allocated visitor parking on site
- Internal height of 4.15m on the ground floor
- Three phase electricity
- Secure Estate

**Viewing by appointment**

G&P Property  
21-23 Southbridge Place  
Croydon  
Surrey, CR0 4HA

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## UNIT 19

Redlands Business Centre, Ullswater Crescent, Coulsdon, CR5 2HT



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### Location

Redlands Business Centre is located on the established Ullswater Industrial Estate and has excellent communications to the surrounding area. Coulsdon Town Centre is a short distance away offering a number of retail facilities.

### Description/Accommodation

The estate is formed of 20 office, warehouse and business units ranging in size.

The unit itself comprises a ground floor open plan light industrial/storage space with excellent ceiling height and full up and over roller shutter door. There is a separate personnel entrance to the right hand side giving access to the office space on the first floor. There is a wc on the ground floor as well as further wc facilities on the first floor.

The first floor is high quality office space and benefits from a partitioned kitchenette/breakout space with fitted kitchenette as well as an open plan working area.

The upper parts benefit from excellent natural light thanks to its dual aspect positioning.

### Equipment

The unit is currently fitted out with a range of racking (Rapid Racking) on the ground floor with fitted office furniture on the first floor. These items can be retained subject to a premium of £10,000. Alternatively if these items are not required they will be removed.

### Internal Area

Gross internal areas as follows:

Ground Floor	62.7 sq m	675 sq ft
First Floor	61.8 sq m	665 sq ft
<b>Total</b>	<b>124.5 sq m</b>	<b>1340 sq ft</b>

### Terms

The unit is available by way of an Assignment of an existing Lease granted in January 2022 for a period of 10 years.

### Rent

The current rent is £26,500 per annum plus VAT.

### Break Option

There is a Tenant only break option on the 5th anniversary of the Lease subject to 6 months prior written notice. A rent deposit equivalent to 6 months rent will be required. Please contact us for further details.

### Alternatively

The property may be available by way of a new Lease direct from the Landlord, subject to contract.

### Business Rates

According to the Government website the current Ratable Value of the unit is £16,000. The UBR for 2023/24 is 49.9p in the£.

### Legal costs

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

### Energy Performance Certificate

The Energy Performance Rating for this unit is E (112)



### Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.