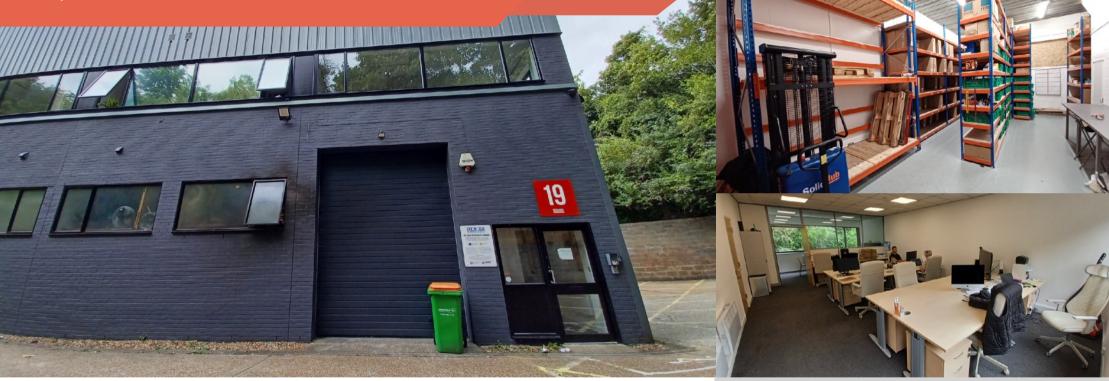
OFFICE, WAREHOUSE BUSINESS UNIT

020 8686 4400 GPCOMMERCIAL.CO.UK





'sdon, 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

020 8686 4400

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davids@gpcommercial.co.uk



.er Crescent, Coulsdon, CR5 2HT

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 $\mathfrak{L}10,000$. 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

 Total
 124.5 sq m
 1340 sq ft

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.
- 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.