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**FARTHING DOWNS
ESTATES OFFICE
DITCHES LANE
COULSDON
SURREY
CR5 1DA**

OFFICE/WORKSHOP PREMISES
**Potential for alternative uses including medical/health
and fitness, Subject to Planning**

TO LET

123.19 SQ M (1,326 SQ FT)

Location:

The premises is located within the Farthing Downs Estate. The M23/M25 motorway intersection is 5.5 miles south of the property. Coulsdon South rail station is 1 mile approximately to the north providing links to London Bridge, Victoria, East Croydon and Gatwick Airport.

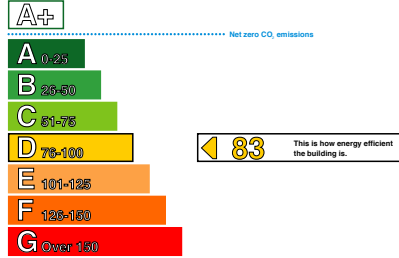
Sat Nav: CR5 1DA

Energy Performance Certificate
Non-Domestic BuildingFARTHING DOWNS ESTATE OFFICE
The Barn
Ditches Lane
COULSDON
CR5 1DACertificate Reference Number:
0492-2024-6130-0600-3213

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel: LPG
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 169
Building complexity (NDS level): 3
Building emission rate (kgCO₂/m²): 41.57

Benchmarks

Buildings similar to this one could have ratings as follows:
81 If newly built
82 If typical of the existing stock

**THE INTERNAL AREAS ARE AS FOLLOWS**

GROUND FLOOR	53.08 sq m	571 sq ft
FIRST FLOOR	70.11 sq m	755 sq ft
TOTAL	123.19 sq m	1326 sq ft

Energy Performance Certificate:

Full information available upon request.

Measurement:

All office measurements have been calculated in accordance with the new international measuring code IPMS3-Office. Essentially this means that the measurements have been taken inside the main structural walls of the offices to include structural columns but to exclude wc's, staircases and circulation areas used in common with other tenants of the building. If you have any queries in this regard please consult the Agent.

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 institution and trade associations or through the website www.lettingbusinesspremises.co.uk

Description/Accommodation:

The property consists of ground floor storage/workshop which can be easily adapted for office or other uses and first floor office accommodation. The first floor office is open plan with velux windows giving excellent natural light, the offices also benefit from spectacular views over the Farthing Downs.

The property may be suitable for D1 use, subject to planning.

Amenities include:

- * Unique location in Farthing Downs
- * Car parking
- * Gas central heating
- * Suspended CAT II strip lighting
- * Ancillary kitchen and WC facilities
- * Concertina loading door

Terms:

The premises are available to let on a new full repairing and insuring lease for a period of years to be agreed at a rent of £15,500 per annum exclusive, Subject to Contract.

VAT:

VAT will not be chargeable on the terms quoted.

Business Rates:

According to the Government website the property has a Rateable Value of £ TBA. The UBR for 2019/20 is 49.1p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Viewing

Strictly by appointment with Sole Agents

Gildersleve & Payne

Contact Nick Payne MRICS or David Sutton BA (Hons)

Tel: 0208 686 4400 Email info@gpcommercial.co.uk

www.gpcommercial.co.uk

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

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