

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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NEW AIR CONDITIONED **OFFICE BUILDING** **TO LET**

COULSDON IS LOCATED ON THE MAIN (A23) ROAD APPROXIMATELY 4 MILES NORTH OF JUNCTION 7 ON THE M25 MOTORWAY AND 5 MILES SOUTH OF CROYDON.

332 CHIPSTEAD VALLEY ROAD **COULSDON SURREY CR5 3BE**

LOCATION

The property is situated on Chipstead Valley Road (B2032) opposite the junction with Rickman Hill approximately ½ mile west of Coulsdon town centre. Woodmansterne Railway Station and local shopping facilities are nearby.



Ground Floor	1010 ft ²	(93.83m ²)
First Floor	2365 ft ²	(219.71 m ²)
Second Floor	575 ft ²	(53.42 m ²)

TOTAL	3950 ft²	(366.96 m²)
Garden/Storage	325 ft ²	(30.19 m ²)

**All areas and dimensions are approximate*



DESCRIPTION

The property is situated on Chipstead Valley Road (B2032) opposite the junction with Rickman Hill approximately ½ mile west of Coulsdon town centre. Woodmansterne Railway Station and local shopping facilities are nearby. It is a newly constructed office building, arranged on 3 levels with secure onsite parking and ancillary garage / storage space.

- Features:**
- * Air-conditioned offices
 - * Carpets or laminated flooring
 - * Prestige reception area
 - * Double glazed
 - * Parking space for up to 7 cars (plus room for 2 more in garage).

TENURE

The property is to be let on a new full repairing and insuring lease.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the Current Town and Country (Use Classes) Order but prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

£70,000 (seventy thousand pounds) per annum exclusive is sought.

V.A.T.

All capital figures quoted within these details are exclusive of VAT unless otherwise stated.

SUBJECT TO CONTRACT

Messrs HOOPER NAYLOR FRIEND for themselves and for the 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 part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.