



OFFICES WITH PARKING

TO LET

LOCATED IN AN ESTABLISHED COMMERCIAL LOCATION CLOSE TO THE CENTRE OF COULSDON AND COULSDON SOUTH RAILWAY STATION. AVAILABLE ON FLEXIBLE TERMS.

FIRST FLOOR

CRANBROOK HOUSE ULLSWATER ROAD

REDLANDS COULSDON CR5 2HT

LOCATION

The property is located with direct access from Ullswater Crescent on the well-known Marlpit Lane Trading Estate close to the centre of Coulsdon and with access to Coulsdon South railway station. The property is highly accessible to the M23 and M25 giving excellent access to surrounding areas and Croydon town centre is just a few miles to the north.

PHOTOGRAPH GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises first floor offices forming part of a two storey purpose built building and set within a wider business environment. The offices have perimeter trunking, wall mounted heating and cooling units, access to kitchenette and WC facilities and there is carpeting throughout. The property is available as an open plan suite or by way of sub-division into smaller suites if required. Unusually the property has generous car parking with up to 12 car parking spaces available for the entire floor.

ACCOMMODATION

Suites from 46.45m² - 232.25m² (500ft² - 2,500 ft²)
Kitchenette and WC Facilities
Externally – car parking for up to 12 cars.

Figures relating to accommodation are approximate and rounded up for the purposes of guidance, they should not be relied upon and potential occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease or leases, the terms of which are to be negotiated.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the current Town and Country (Use Classes) Order, and would suit a variety of businesses.

RENT

Rents for individual areas are available upon request.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. 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.