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1B Lion Green Road, Coulsdon, CR5 2RB

Town Centre
Class E unit, Office, Store

TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
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PROPERTY SUMMARY

- **Secure Class E unit / Office / Store**
- **Net internal area 487 sq.ft (45.2 sq.m)**
- **Tandem parking space available (shared)**
- **Excellent Town Centre location**
- **Flexible lease terms**
- **Rent £8,000 per annum**

LOCATION

Coulsdon is located 4 miles to the North of the M25 (Junction 7) via the A23 and is approximately 4 miles South of Croydon. Coulsdon South and Coulsdon Town Railway Stations are within walking distance and there are numerous bus routes along the A23.

The premises are located close to the junction of Chipstead Valley Road and Lion Green Road opposite the Post Office.

DESCRIPTION & ACCOMMODATION

Self-contained, secure commercial premises which benefits from laminate flooring, double glazing, good natural light, ample electric sockets, kitchenette and toilet. Includes one tandem parking space with access from Lion Green Road, although interested parties should note that on street bay parking is available nearby with permit parking and unrestricted parking available within a few minutes' walk.

The accommodation and net internal floor area is as follows: -

Ground Floor	487 sq.ft	(45.2 sq.m)

TERMS

The premises are available to let, for a term to be agreed on a new full repairing and insuring lease at an initial rent of £8,000 per annum exclusive
Subject to Contract

VAT

All rents quoted are exclusive of VAT, if applicable

RATES

The Valuation Office Agency Website describes the property as "Offices & Premises" and advises that the 2026 Rateable Value is £7,500. The current UBR is 43.2 pence in the £. Further enquiries in this respect should be made to Croydon Council.

EPC

This property has an EPC Rating of E (124)

LEGAL COSTS

Each party is to bear their own legal costs

For further information or to view please contact

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