2,500 SQ FT
LET TO
GOLDEN LEAVES

GALAGO HOUSE

COULSDON

REFURBISHED OFFICES FROM 1,859 SQ FT
IN TOWN CENTRE LOCATION

Up to 11,635 sq ft in
Town Centre Location

Excellent Parking

Retail & Leisure
facilities close by

Coulsdon Town mainline
railway station approx.
5 minutes walk

DESCRIPTION

Galago House itself is a large self contained purpose built office building dating from approximately the mid-1980s, arranged over three floors which has traditionally been used predominantly as offices but would suit other uses within the broader E Class Use.

The accommodation available is located on the ground floor and second floors. The ground floor represents two large open plan working spaces of approximately 5,414 sq ft and 4,219 sq ft. These large spaces could be subdivided to create smaller working areas. The second floor provides space of approximately 1,859 sq ft which is primarily open plan.

The ground floor benefits from direct access from a large open Atrium giving dedicated access into each suite as well access from the rear parking area via an external courtyard which includes cycle storage.

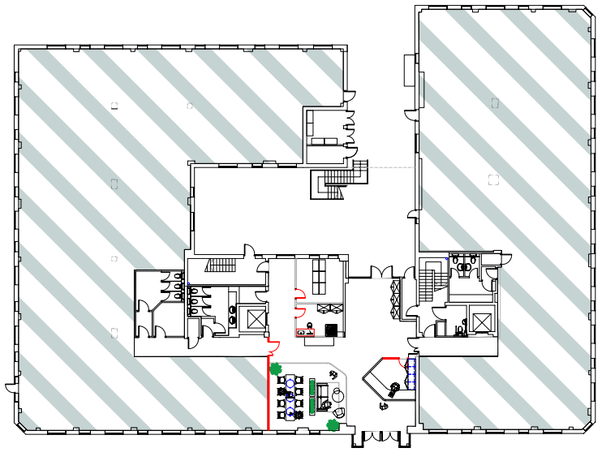
The property has undergone refurbishment works to bring it up to modern standards and will therefore represent a new and vibrant working space that can be tailored to suit individual requirements.

Parking is available on site.

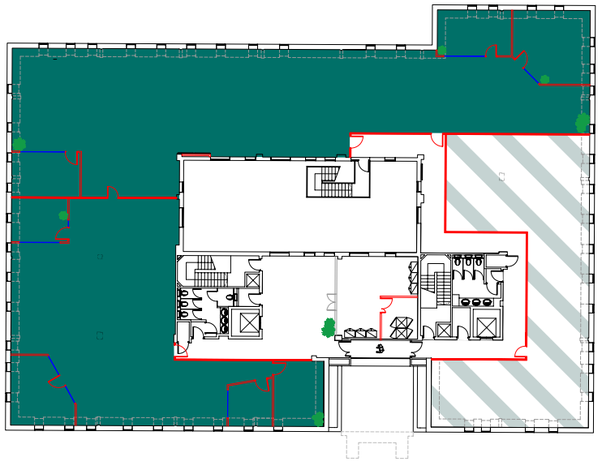
AMENITIES

- Suspended ceilings
- New LED lighting
- Air conditioning
- Raised access floors
- New carpets
- Double glazing
- Refurbished Male & Female WCs
- Passenger lift servicing upper floors
- Newly refurbished building reception
- On site parking
- Cycle storage facilities

ACCOMMODATION



GROUND FLOOR		
L Suite	503 sqm	5,414 sq ft
R Suite	392 sqm	4,219 sq ft
TOTAL	**895 sqm**	**9,633 sq ft**



SECOND FLOOR		
Suite	173 sqm	1,859 sq ft
TOTAL	**173 sqm**	**1,859 sq ft**

= Space to let

NET INTERNAL AREAS		
TOTAL	**1,068 sqm**	**11,492 sq ft**

LOCATION

Galago House is located in the centre of Coulsdon Town fronting the main Brighton Road and located next to the large Aldi Supermarket. Coulsdon itself is located on the main A23 linking Croydon to the M25 at Junction 8 which is approximately 5 miles to the south.

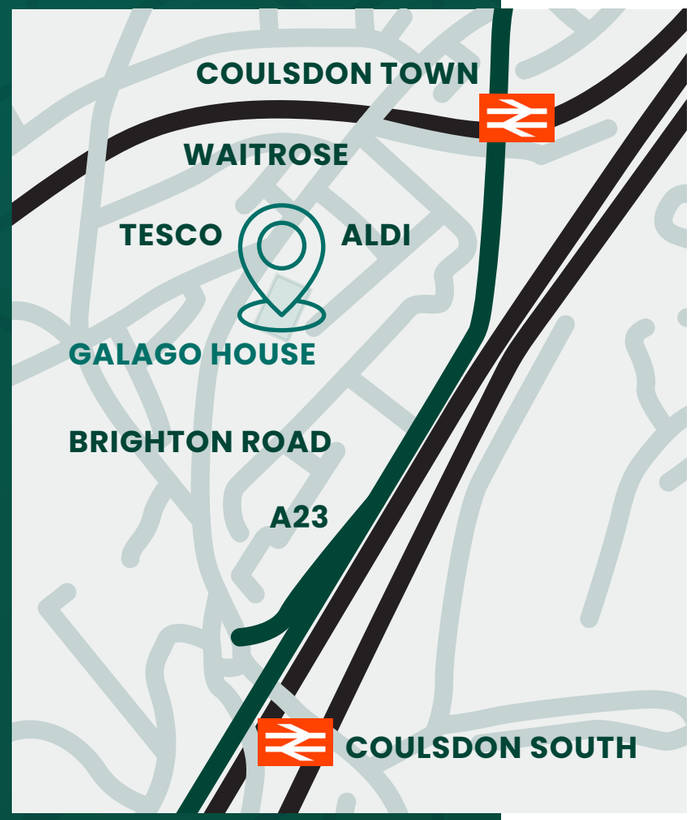
Coulsdon itself benefits from two mainline stations being Coulsdon Town and Coulsdon South. Both are within easy walking distance of the property giving excellent rail links into London via East Croydon and Clapham Junction as well as rail links further south.

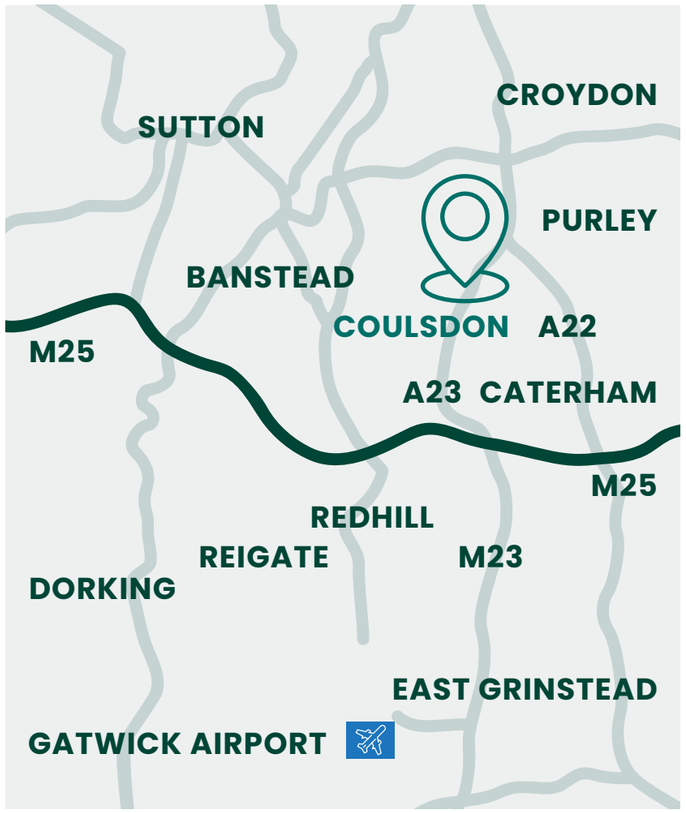
Local facilities in Coulsdon include a Waitrose, a large Aldi Supermarket, Pizza Express and a large variety of local and independent restaurants and Cafes.

KEY DISTANCES	
Croydon	5 miles
Redhill	7 miles
M25 / M23 Jct	5 miles
Gatwick Airport	13 miles

RAIL LINKS	
East Croydon	from 6 minutes
Redhill	from 7 minutes
Clapham Junction	from 16 minutes

Gatwick Airport	from 17 minutes
London Bridge	from 21 minutes
London Victoria	from 23 minutes





TERMS

The property is available to let either as a whole or individual suites on a new effective full repairing and insuring Lease by way of a Service Charge.

RENT

Rent upon application. Subject to contract.

RATES

To be reassessed. We would recommend that interested parties make their own enquiries with the Local Authority.

SERVICE CHARGE

A service charge will be levied for the upkeep of the communal areas.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

B: 40

Galago House
163 Brighton Road, Coulsdon, Surrey, CR5 2NH

G&P PROPERTY
COMMERCIAL FOCUS

VIEWING BY APPOINTMENT

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA
020 8686 4400
info@gpcommercial.co.uk

DAVID SUTTON BA (HONS)
davids@gpcommercial.co.uk
07948 337048

NICK PAYNE MRICS
nickp@gpcommercial.co.uk
07974 715832

GPCOMMERCIAL.CO.UK

SHW SHW.CO.UK

VIEWINGS

020 8662 2700

THOMAS TARN
t: 07943 579 296
e: ttarn@shw.co.uk

BRADLEY WILLIAMS
t: 07738 890 302
e: bwilliams@shw.co.uk

SHW.CO.UK

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