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FOR SALE

INDUSTRIAL AND WAREHOUSE – 10,958 SQ FT (1,018 SQ M)

Unit D Redlands, Ullswater Industrial Estate, Coulsdon, CR5 2HT

DESCRIPTION

Unit D is located towards the rear of Redlands and benefits from a ground floor warehouse with roller shutter door, ground floor office which has been extended into the mezzanine space, and a mezzanine storage area. The unit would be suitable for a variety of uses including pharmaceutical, self-storage, construction / building companies, trade supplies wholesalers to the construction industry, food wholesalers cash and carry, etc.

LOCATION

Located on the established Ullswater Industrial Estate with excellent transport links to the surrounding area. Coulsdon Town Centre is a short distance away offering a number of retail facilities. Coulsdon South train station is 0.3 miles away providing rail links to Central London and the South Coast and Coulsdon Town rail station is 0.7 miles providing rail links to London Bridge and Epsom and Tattenham Corner. The M25/M23 junction approximately 4 miles to the south.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Warehouse	6,279	583.32
Ground - Office incl. extended mezzanine office	3,434	319.02
Mezzanine - Stores	1,245	115.66
TOTAL	10,958	1,018.00

AMENITIES

- High bay rear warehouse
- Good on-site parking
- Extended first floor mezzanine
- Fitted gymnasium area
- Suitable for a variety of uses subject to planning
- Close to Coulsdon South Railway Station

PRICE

Offers in the region of £2,595,000

RATES

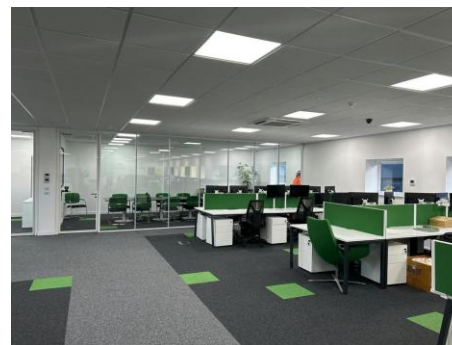
Business Rates: Interested parties should make their own enquiries with the local authority

VAT

Applicable.

EPC

An EPC is being prepared and will be available shortly.

**VIEWINGS – 020 8662 2700**

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