

UNIT B3 TO LET

10,033 ft²



EASY ACCESS
TO M23/M25



TO BE FULLY
REFURBISHED



LARGE SECURE
YARD



UNIT B3

www.ipif.com/redlands

INDUSTRIAL/WAREHOUSE UNIT TO LET

REDLANDS INDUSTRIAL ESTATE
ULLSWATER CRESCENT, COULSDON, SURREY CR5 2HR

IPIF

UNIT B3



DESCRIPTION

The property comprises a warehouse/industrial unit of steel portal frame construction, with an insulated double skinned roof over blockwork and clad elevations and a reinforced concrete floor, with an additional single storey office pod located to the front.

The warehouse which benefits from an eaves height of 6m rising to 7m at the ridge is serviced via 2 surface level loading doors (3.5m x 5m) providing access onto to a good sized loading yard/parking area which can be secured.

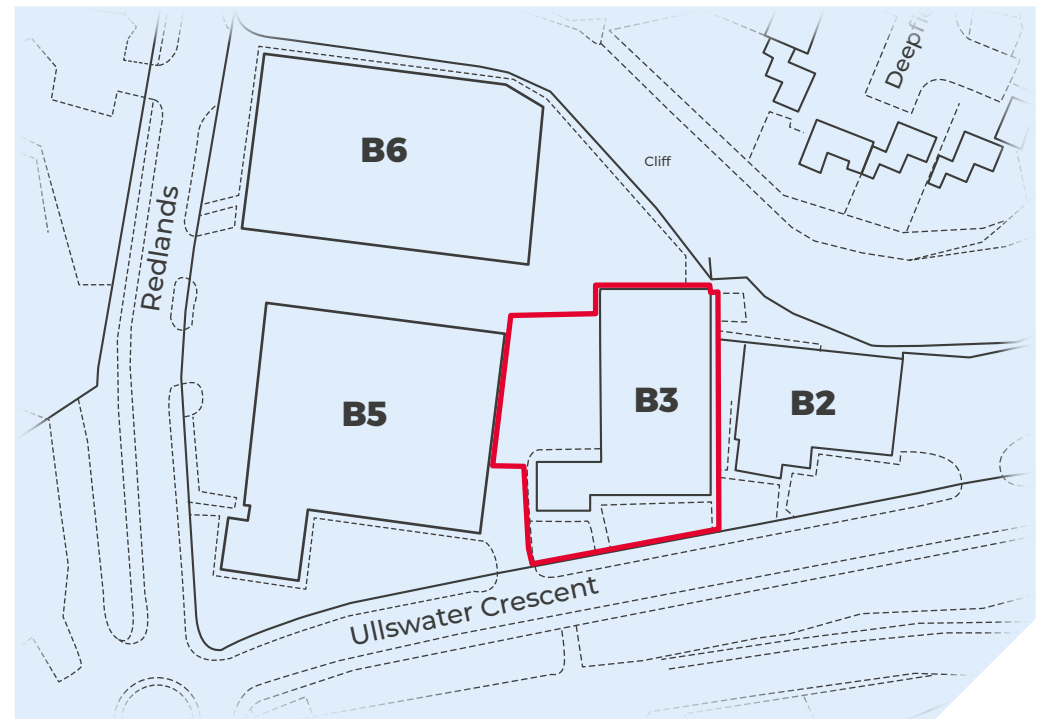
The unit will be comprehensively refurbished.

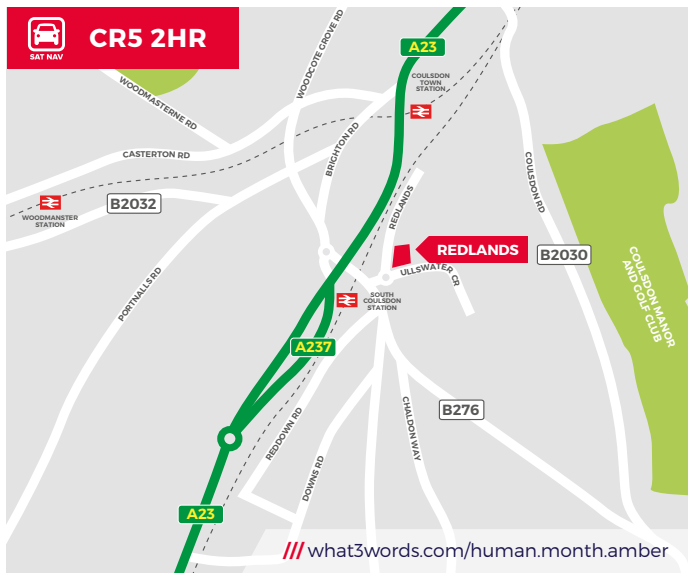
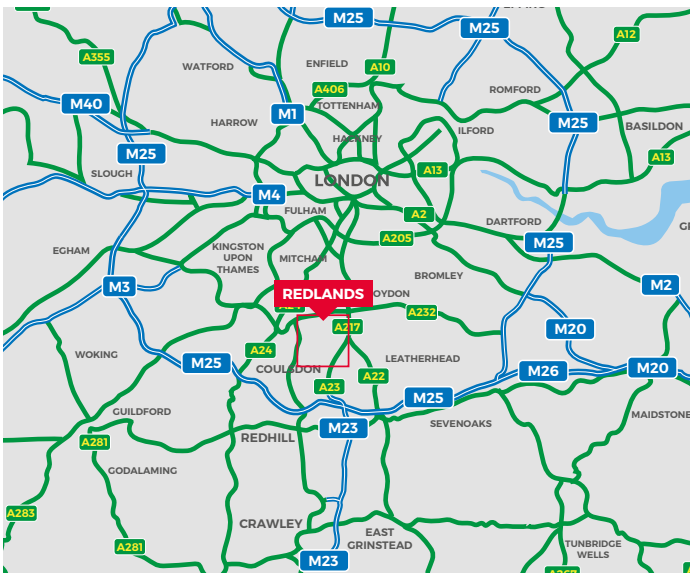
ACCOMMODATION

UNIT B3	ft ² (GEA)	m ² (GEA)
Warehouse	8,795	817
Offices/WC	1,238	115
TOTAL	10,033	932

SPECIFICATION

- 6m eaves height rising to 7m at the ridge
- Male and female WCs
- Three phase power
- 2 surface level loading doors
- Secure loading yard/parking area
- Staff office/reception area





DRIVE-TIMES

Location	Miles	Minutes
Coulsdon South Station	0.3	2
Coulsdon Town Centre	0.5	4
M25/M23	4.7	9
Croydon	5.9	24
Gatwick Airport	13.2	19
Central London	15.6	74

Source: Google Maps. All drive-times are approximate.

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

An EPC is available on request.



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk

TLRE
0203 151 1011
www.tlre.co.uk

Ed Thomason
ed.thomason@tlre.co.uk
Paul Londra
paul.londra@tlre.co.uk

Ryan
01737 243 328
ryan.com/agency

Robert Bradley-Smith
robert.bradley-smith@ryan.com