

TO LET

Warehouse available



Coulston - Industrial / Warehouse

8,625 sq ft (801.29 sq m) GIA

24 Ullswater Crescent, Coulston, CR5 2HR

For viewing and further information contact:



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Tom Boon

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Key Benefits

- Warehouse premises with offices
- Min eaves in warehouse 4.35m
- Two full height loading doors in warehouse
- Three phase power
- Fitted out office accommodation on part ground and 1st floors
- Up to 24 onsite parking spaces

Est.1978



24 Ullswater Crescent, Coulsdon, CR5 2HR

Description

The property provides a single storey, light industrial warehouse building of steel portal frame, with part brick and part profile clad steel elevations. The property has been fitted out to benefit from offices on part ground and 1st floor level. There are kitchenette facilities on each floor as well as generous onsite parking. The building benefits from two full height roller shutter loading doors in the warehouse accommodation, one of which is at the front of the property and the other to the side of the building.

Location

The property is located on the Ullswater Industrial Estate, close to Coulsdon town centre.

Both the M25 and M23 are both approximately 5 miles to the south of the building via road.

Coulsdon South mainline train station is situated a short walk from the property and provides a frequent service to London Bridge, London Victoria and the south coast.

Accommodation

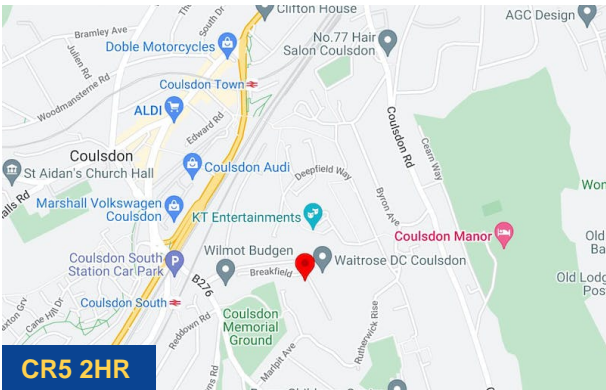
Name	sq ft	sq m	Availability
Ground - Warehouse and rear offices	5,702	529.73	Available
1st - Offices	2,408	223.71	Available
1st - Storage	515	47.85	Available
Total	8,625	801.29	

Viewings

Viewings are to be arranged direct with the sole agents - Hurst Warne 01737852222.

Terms

The property is available on a new lease on a term to be agreed, direct form the owners of the building.



Summary

Available Size	8,625 sq ft
Rent	£85,000 per annum
Rates Payable	£3.80 per sq ft
Rateable Value	£64,000
Service Charge	N/A
Car Parking	Parking for up to 24 vehicles onsite
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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