



Unit D Redlands

Ullswater Industrial Estate, Coulsdon, CR5 2HT

**Industrial / Warehouse unit
on an established industrial
estate close to good
transport links.
Suitable for a variety of uses.**

10,958 sq ft
(1,018.03 sq m)

- Fitted unit
- Ground floor and extended mezzanine office
- On-site parking
- Roller shutter door
- Yard area

Summary

Available Size	10,958 sq ft
Price	Offers in the region of £2,595,000
Business Rates	Interested parties should make their own enquiries with the local authority
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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 0.3miles 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.

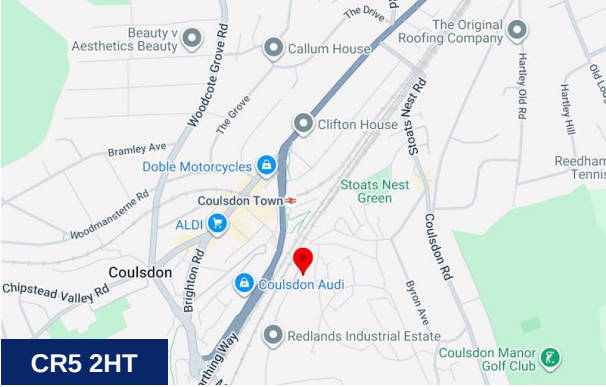
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	6,279	583.34	Available
Ground - Office incl. extended mezzanine office	3,434	319.03	Available
Mezzanine - Stores	1,245	115.66	Available
Total	10,958	1,018.03	

Terms

The unit is available freehold.



Viewing & Further Information



Robert Bradley-Smith
07469 854799
Robert.Bradley-Smith@Ryan.com