

Unit D Redlands

Coulsdon, Croydon

SURREY CR5 2HT

**Freehold
New Build
Industrial Unit**

Guide Price:
£2,750,000



Executive Summary



PROPERTY TYPE

Industrial



SIZE

911 sqm/9,806 sqft



COMMERCIAL / RESIDENTIAL

Commercial



CLOSEST TRAIN STATION

Coulsdon Town
(0.5 miles)



Unit D
Redlands



Unit D Redlands



About Unit D Redlands

The property is a detached industrial building in excellent condition with a use class B8 (Storage and Distribution).

The property comprises a forecourt with up to 20 parking spaces, a production warehouse unit, primarily of brick and block construction to steel profile cladding with offices and storage across the first floor on mezzanine.

On the ground floor there is a large open plan workshop with a trade counter, reception area and bespoke gym for employees. The warehouse itself benefits from an electric roller shutter door, kitchenette and WCs with a minimum eaves of 6 metres. To the rear the new extension benefits from translucent skylights, electric roller shutter door and a minimum clear eaves height of 9.5m with concrete flooring.

The office mezzanine benefits from a large open plan space with three private offices, a boardroom which can host up to 20 people and a large kitchen. The offices can host up to 50 desks and are newly refurbished with air conditioning throughout.

The vendors are open to a sale and lease back for up to 12 months at £220,000 per annum





Coulsdon



Unit D
Redlands

Unit D Redlands

Coulsdon South



Unit D Redlands

Location

The property is located on the established Ullswater Industrial Estate which gives access to the A23 which connects with Junction 7 of the M23/M25 interchange approximately 3 miles to the south.

Coulsdon town centre is a short distance away offering a number of retail facilities. Coulsdon South railway station is a short walk which provides access to the Gatwick Airport and the South Coast as well as to East Croydon, London Bridge and London Victoria.



THE CLOSEST TRAIN STATION

Coulsdon South (0.6 miles)



LOCAL AMENITY (CLOSEST)

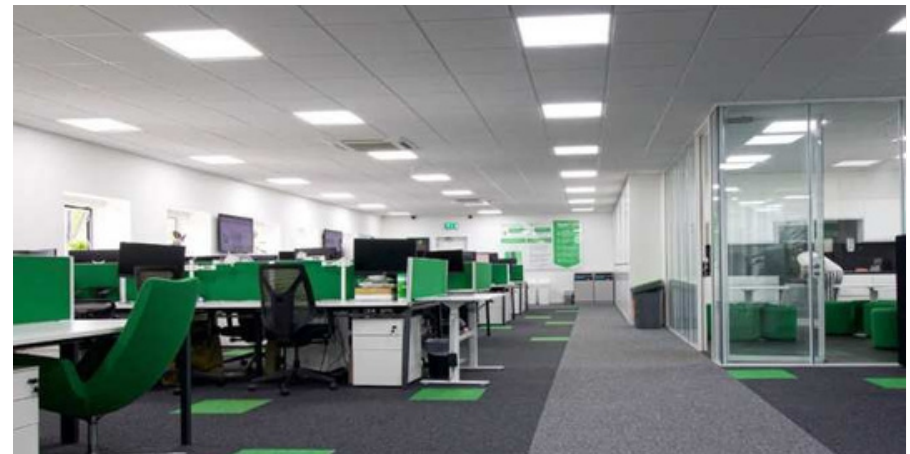
Gatwick Airport



Floor Plans



Total:
911 sqm / 9,806 sqft





Virtual Tour

Click here



Unit D
Redlands

Further Information:

TENANCIES:

The vendors will consider a sale and lease back of 12 months at £220,000 per annum

VAT:

The site is not elected for VAT

PROPOSAL:

Offers in excess of £2,750,000

VIE WINGS:

Available strictly by appointment only



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