

Redlands

Coulsdon, CR5 2HT
Warehouse | 5,754 ft²



6.28 m eaves height



Secured yard to rear of the unit



Suitable for trade occupiers



0.5 miles from Coulsdon Town Centre

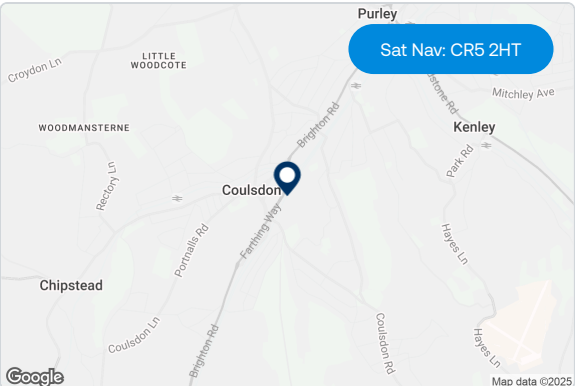


EPC rating B

Available to Let



LastMileFirst | mileway.com



Description

Redlands Units A&B is a purpose-built multi-tenanted estate constructed of traditional masonry to the elevations with a corrugated roof. Unit A is one of two units on the estate and benefits from a roller shutter door to the front & rear elevation, a clear height of 6.28m, loading area and an additional secured yard to the rear. The unit is an open-plan warehouse with ancillary office accommodation, three WCs, kitchen area and shared car parking.

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 approx 4 miles to the south.

Further information

EPC
B
Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Daniel Roberts
Mileway
southeast@mileway.com
0203 991 3516

Charlie Mckechnie
SHW
cmckechnie@shw.co.uk
0208 662 2737

Alex Gale
SHW
agale@shw.co.uk
0208 662 2704

Robert Bradley-Smith
Ryan
robert.bradley-smith@ryan.com
01737 243 328

Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit A	Warehouse	5,754	Immediately
Total		5,754	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway