

# Redlands

Coulsdon, CR5 2HT  
Warehouse | 5,754 ft<sup>2</sup>



6.28 m eaves height



Secured yard to rear of the unit



Suitable for trade occupiers



0.5 miles from Coulsdon Town Centre

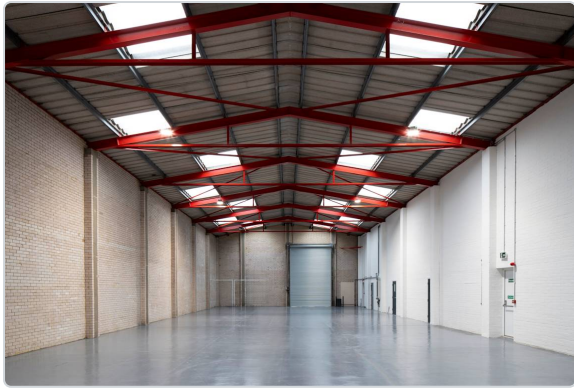


EPC rating B

Available to Let



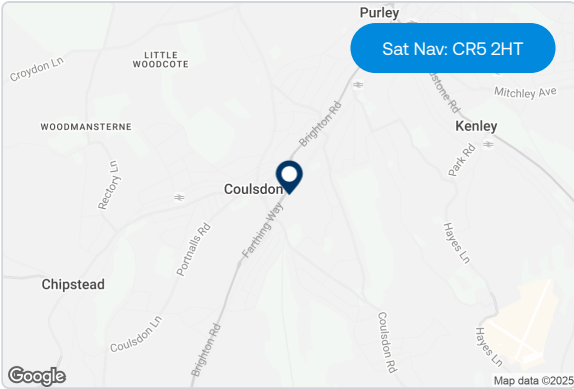
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## Description

Redlands Units A&B is a purpose-built multi-tenanted estate constructed of traditional masonry to the elevations with a corrugated roof. b

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 0.3miles 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 approx 4 miles to the south.

## Further information

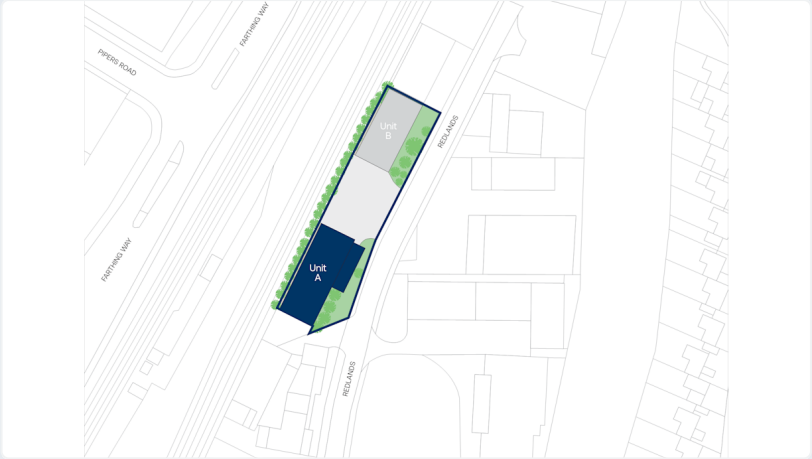
| EPC | Rent                                                                                                                  | Terms                                                | Legal costs                                                                            |
|-----|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------------------------------------------------|
| B   | Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. | Available on new full repairing and insuring leases. | All parties will be responsible for their own legal costs incurred in the transaction. |

[Book a viewing](#)

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## Accommodation:

Prices are valid for 2026 only

| Unit   | Property Type | Size (sq ft) | Availability | PCM Rent (£) | Reduced Rent (£) | EPC |
|--------|---------------|--------------|--------------|--------------|------------------|-----|
| Unit A | Warehouse     | 5,754        | Immediately  | 8,795        | 5,754            |     |
| Total  |               | 5,754        |              |              |                  |     |

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

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