

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

PRELIMINARY DETAILS

PROPOSED NEW INDUSTRIAL RESEARCH AND DEVELOPMENT BUILDING UNDER CONSTRUCTION B1(b) AND B1(c) USES B2, B8 AND OTHER USES CONSIDERED SUBJECT TO PLANNING PERMISSION

1,227 sq ft (140 sq m) to 3,843 sq ft (357 sq m)

TO LET OR FOR SALE FREEHOLD

STATION APPROACH ROAD, COULSDON, SURREY CR5 2NS



LOCATION:

The premises are located just off the Brighton Road in the heart of Coulsdon Town Centre with excellent bus services serving the surrounding areas.

The premises are in walking distance of the entire shopping centre, Boots, Waitrose, Aldi and also Coulsdon and Coulsdon South main line railway stations.

M23 and M25 motorways lie just to the south of Coulsdon, approximately 10 minutes' drive and offer access to the entire motorway network, Gatwick and Heathrow airports.



Covering SOUTH LONDON • KENT • SURREY •
SUSSEX

PAUL S. LACK BSc FRICS RICHARD G WOODS BSc FRICS
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

PREMISES:

The premises will comprise a three storey new commercial building with B1(b) and B1(c) use, B8, B2 and other uses considered, subject to planning.

There is a Planning restriction on hours of use; 07.00 to 20.00 Monday to Friday and 08.00 to 20.00 Saturdays, Sundays and Bank Holidays.

The noise level should be at least 10 dB below existing background noise from the nearest residential premises.

The premises can be let on a floor by floor basis or in its entirety and comprises:

Ground Floor	1,389 sq ft (29 sq m)
First Floor	1,227 sq ft (114 sq m)
Second Floor	1,227 sq ft (114 sq m)
Total	3,843 sq ft (357 sq m)

It is intended the premises will be finished to a shell and core basis, however fit-out packages might be available, subject to negotiation.

Car parking is available by separate negotiation.

The scheme is designed for male and female toilets to be provided to each floor.

LEASE:

The premises are available on a new lease for a term of years to be agreed with periodic upward only rent reviews or alternatively the freehold interest of the premises may be available. Further details on request.

EPC:

An Energy Performance Certificate will be provided on completion of the fit-out works.

RENTAL GUIDE:

On application.

VAT:

The figures quoted are exclusive of VAT if applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing strictly by appointment through sole agents:

Jerry Taylor, Stuart Edwards Fullermoon

102-104 High Street, Croydon, CR9 1TN.

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SUBJECT TO CONTRACT

(May 2019)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)

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