



## Industrial / Warehouse To Let

### Unit B4 Redlands

Ullswater Crescent, Coulsdon, CR5 2HT

Industrial / Warehouse

**TO LET**

**12,460 sq ft**

(1,157.57 sq m)

- 6m eaves height
- New LED lighting
- Gas hot air blowers
- Loading rear H 4.56m & W 3.82m
- Loading front H 5.50m & W 5.50m
- UPVC double glazing and gas central heating
- The unit has ground and first floor offices with WC's on each floor.

# Unit B4 Redlands, Ullswater Crescent, Coulsdon, CR5 2HT

## Summary

Available Size	12,460 sq ft
Rent	£135,000 per annum exclusive
Business Rates	Upon Enquiry
EPC Rating	C (83)

## Location

Unit B4 is located on the established Ullswater Industrial Estate which is accessed from the B276 Marlpit Lane which in turn gives access to the A23 which connects with Junction 7 of the M23/M25 interchange, approximately 3 miles to the south.

## Description

Detached self-contained unit of brickwork construction on a secure yard with parking. The ground floor warehouse benefits from two loading doors and a minimum eaves height of 6m. The property is available for a short-term subletting for up to 12 months.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Unit - Warehouse	9,606	892.43	To let	Available
Ground - Offices	1,422	132.11	To let	Available
1st - Offices	1,432	133.04	To let	Available
<b>Total</b>	<b>12,460</b>	<b>1,157.58</b>		

## Terms

The unit is held on a full repairing and insuring lease for a term of 10 years from March 2017.

There is a tenant only break clause at the end of the 5th year (March 2022), exercisable on no less than 6 months' notice.

The unit is available on a sub-lease up until the break or by way of lease assignment.

Passing rent of £135,000 per annum exclusive. VAT is applicable on the terms quoted.

## Viewings

Strictly by appointment through the sole agents

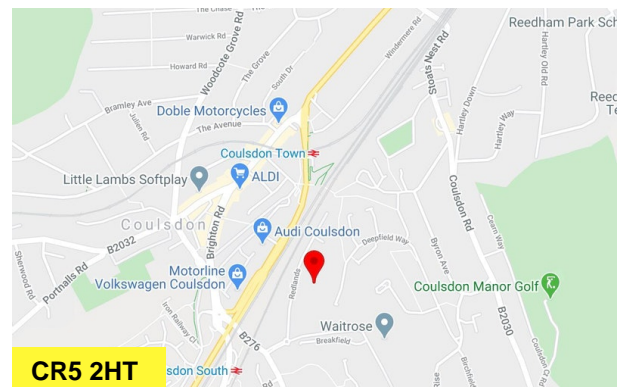
## Business rates

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value of the property is £97,000. (Ref: 0020683007001B)

The current rate in £ is 0.512p until March 2021. However, we would advise an interested party to confirm the accuracy of this information.

## Legal costs

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



## Viewing & Further Information

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**Services**

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

**Anti-Money Laundering Requirements**

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.







