

UNIT B5 TO LET 20,025 ft²



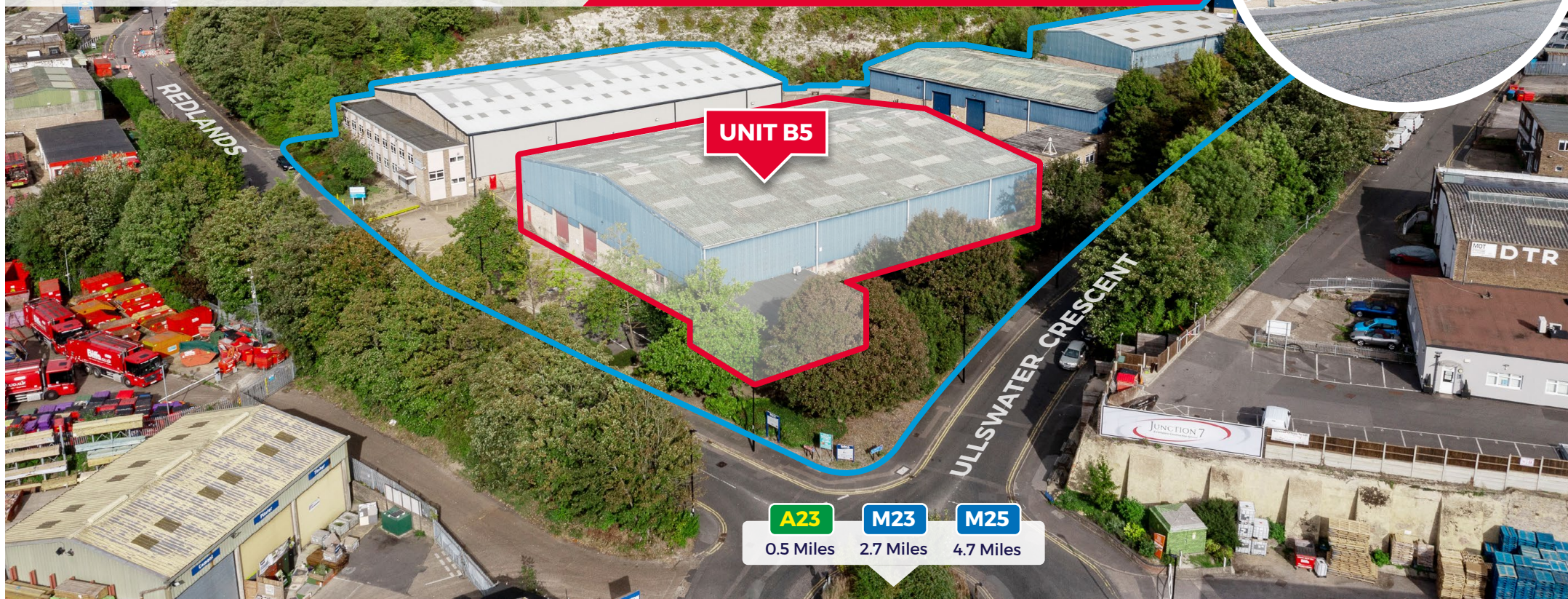
EASY ACCESS
TO M23/M25



PROMINENT
LOCATION



18 CAR
PARKING SPACES



A23

0.5 Miles

M23

2.7 Miles

M25

4.7 Miles

www.ipif.com/redlands

INDUSTRIAL/WAREHOUSE UNIT TO LET

REDLANDS

ULLSWATER INDUSTRIAL ESTATE, COULSDON, SURREY CR5 2HR

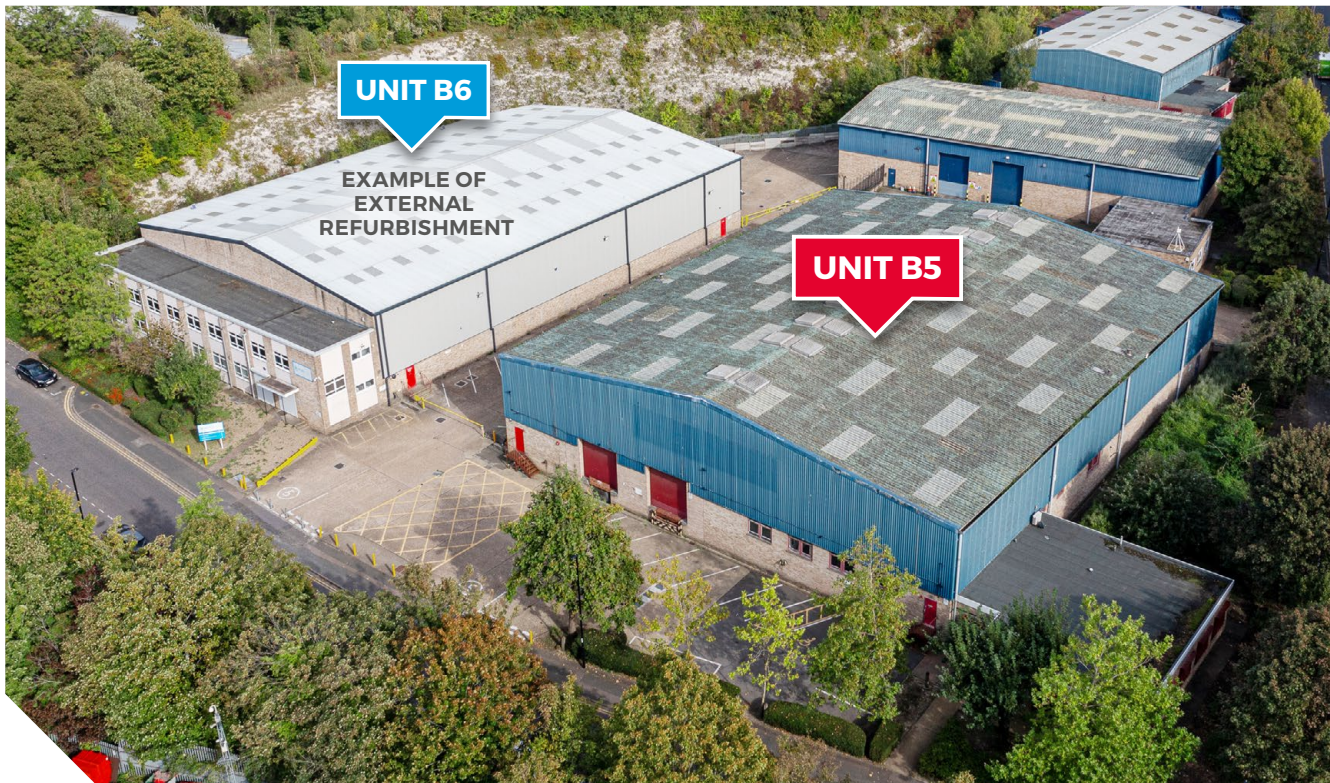
IPIF

UNIT B5



UNIT B6

EXAMPLE OF
EXTERNAL
REFURBISHMENT

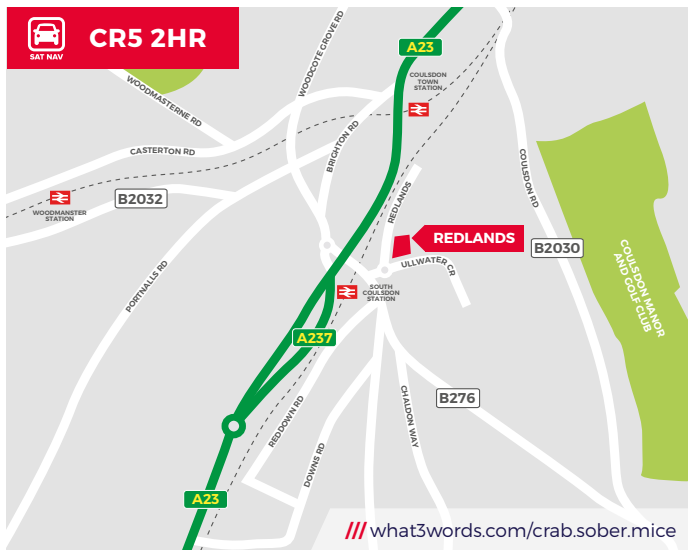
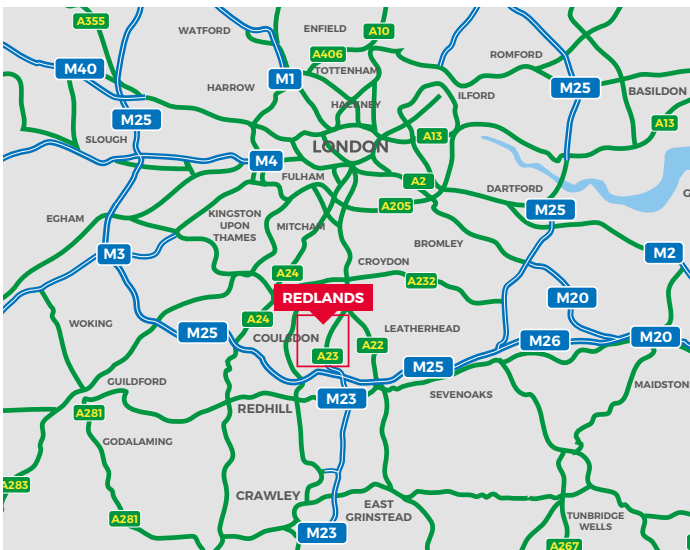


UNIT B5



EXAMPLE OF EXTERNAL REFURBISHMENT

UNIT B6



BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPF Estates.

ENERGY PERFORMANCE RATING

An EPC is available on request.

DRIVE-TIMES

Location	Miles	Minutes
Coulsdon South Station	0.3	2
Coulsdon Town Centre	0.5	4
M25/M23	4.7	9
Croydon	5.9	24
Gatwick Airport	13.2	19
Central London	15.6	74

DESCRIPTION

The property will undergo a refurbishment, and comprises a detached single-storey warehouse of steel portal frame construction with profile metal cladding and brick elevation.

The unit has two dock doors and one ground level loading door together with on-site car parking for 18 cars and a ground floor office area.

ACCOMMODATION

UNIT B5	ft ² (GEA)	m ² (GEA)
Warehouse	18,031	1,675
Offices	1,994	185
TOTAL	20,025	1,860

SPECIFICATION

- 6.35m to underside of haunch
- Male and female WCs
- Three phase electric
- 2 dock level loading doors
- 1 level access loading door
- 18 on-site car parking spaces

LEASE TERMS

The unit is available on a new full repairing and insuring lease.



On behalf of the Landlord

IPIF
0800 804 8600
www.ipif.com

Aaron Burns
aaron.burns@ipif.co.uk



0203 151 1011
www.tlre.co.uk

Ed Thomason
ed.thomason@tlre.co.uk
Paul Londra
paul.londra@tlre.co.uk



Robert Bradley-Smith
robert.bradley-smith@altusgroup.com
Harvey Arrowsmith
harvey.arrowsmith@altusgroup.com