



Coulsdon  
Town Station

A23

# REDLANDS

## CENTRE

ULLSWATER CRESCENT | COULSDON | SURREY | CR5 2HT

**OFFICE, WAREHOUSE & BUSINESS UNITS FROM 784 SQ FT - 2,283 SQ FT**





## LOCATION

Redlands Centre is located on the established Ullswater Industrial Estate and has excellent communications to the surrounding area. Coulsdon Town Centre is a short distance away offering a number of retail facilities.



24 minutes  
to London  
Bridge



5 minutes to  
J7 & 8 of  
M25 and M23

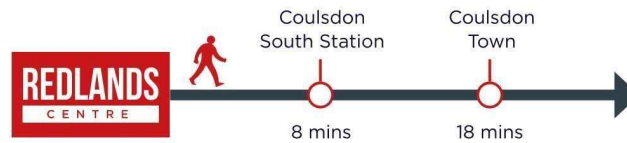


13.5 miles  
to Gatwick  
Airport



15 miles  
to Central  
London

## WALKING DISTANCES



## DESCRIPTION

The estate is formed of 20 office, warehouse and business units ranging in size from 784 sq ft to 2,283 sq ft.

- Typical warehouse unit has a clear internal height of 4.15m on the ground floor
- Up and over roller shutter door
- Allocated and visitor parking on site
- Carpeted and suspended ceiling to office suites
- LED lighting to refurbished units
- Three phase electricity
- Secure estate

## RENT

Rent on application.

## EPC

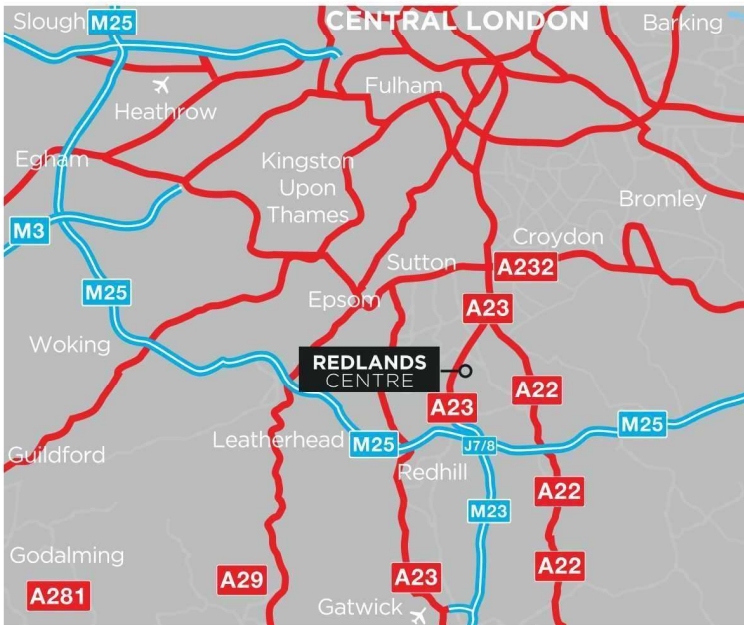
Upon application.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party is to bear their own legal costs.



Typical refurbished warehouse



Typical refurbished office



Click here to view the estate and typical units:



MISREPRESENTATION ACT: (i) These particulars are set out as general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contact; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Jones Lang LaSalle has any authority to make or give any representation or warranty whatever in relation to this property; (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Prepared November 2020. Designed by threesixtygroup

March 2024

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## CENTRE

Unit Number	Unit Type	Ground Floor Area	First Floor Area (Sqft)	Total Floor Area (Sqft)	Rent	Availability
6	Warehouse & Office	1,118	1,111	2,230	£41,000	Available
8	Warehouse & Office	949	935	1,885	£36,500	Available
10	Warehouse & Office	943	938	1,880	£38,000	Under Offer
14/15	Warehouse & Office	891	885	1,776	£37,500	Available
F1	Office	N/A	1,238	1,238	£23,000	Under Offer

All areas are approximate Gross Internal