

**WILLIAMS
HARLOW**

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Chipstead Station Parade Coulsdon, Surrey CR5 3TE

Located in the popular Chipstead Station Parade development an opportunity to rent an office space with five usable office rooms with window frontage, kitchen and bathroom facilities totalling approximately 1035 internal square feet with a provision with off street parking to the rear. The property has availability immediately with flexible terms available.

£13,500 Per Annum

Commercial Retail Property 1035.00 sq ft



FRONT ENTRANCE

Main glazed entrance door with entry phone system giving access through to:

The garage is not included within this Tenancy and is under the Assured Shorthold Tenancy of the flat above.

ENTRANCE LOBBY

5.36m x 0.94m (17'7 x 3'1)

Stairs providing access to the lower ground. Doorway providing access to the:

FRONT OFFICE

3.25m x 4.32m (10'8 x 14'2)

Glazed window fronting onto Chipstead Station Parade where there are two electric heaters and an entry phone system.

REAR OFFICE

4.22m x 3.61m (13'10 x 11'10)

Window to rear Electric heater. Wall mounted entry phone.

KITCHEN

2.41m x 1.60m (7'11 x 5'3)

Work surface with stainless steel sink drainer with cupboards below and space for under counter fridge. Eye level cupboard. 3 x windows to rear.

WC

1.47m x 2.39m (4'10 x 7'10)

WC. Corner mounted wash hand basin.

LOWER GROUND LEVEL

Lockable understairs storage cupboard. The stairs provide access to a lower lobby with services cupboard.

LOWER GROUND FLOOR FRONT OFFICE

4.14m x 4.39m (13'7 x 14'5)

Wall mounted entry phone. Opens through to:

REAR LOWER GROUND OFFICE ROOM

3.86m x 3.66m (12'8 x 12'0)

2 x windows to rear. Wall mounted entry phone.

REAR LOBBY AREA

2.34m x 3.18m (7'8 x 10'5)

Connecting glazed door/window to the rear.

OUTSIDE

REAR

There is a patio courtyard with steps up to provide access to the:

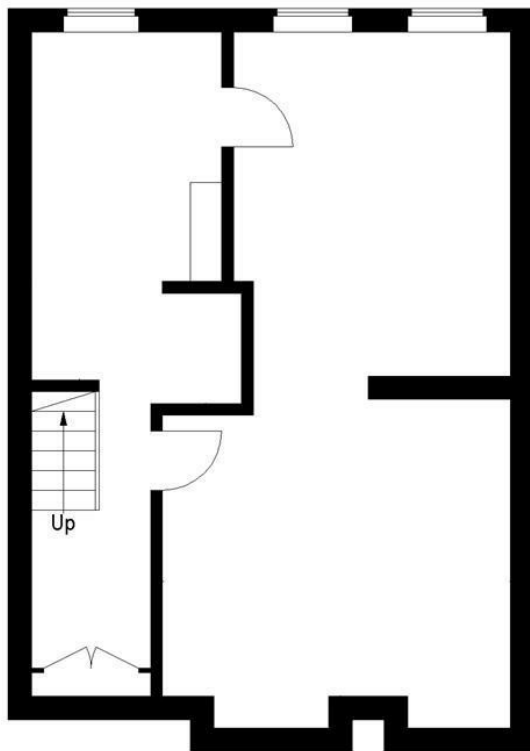
REAR CAR PARK

Parking available for three vehicles.

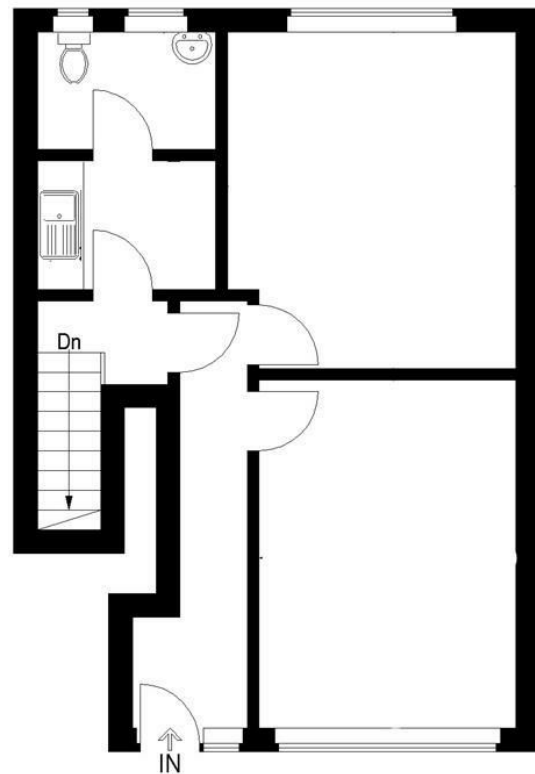


Chipstead Station Parade, CR5

Approximate Gross Internal Area
Ground Floor = 51.9 sq m / 559 sq ft
First Floor = 47.9 sq m / 515 sq ft
Total = 99.8 sq m / 1074 sq ft



Basement



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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