



**CUSHMAN &  
WAKEFIELD**

**260 BRIGHTON ROAD, COULSDON, SURREY,  
CR5 3EA**

**DETACHED INDUSTRIAL / WAREHOUSE UNIT  
TO LET**

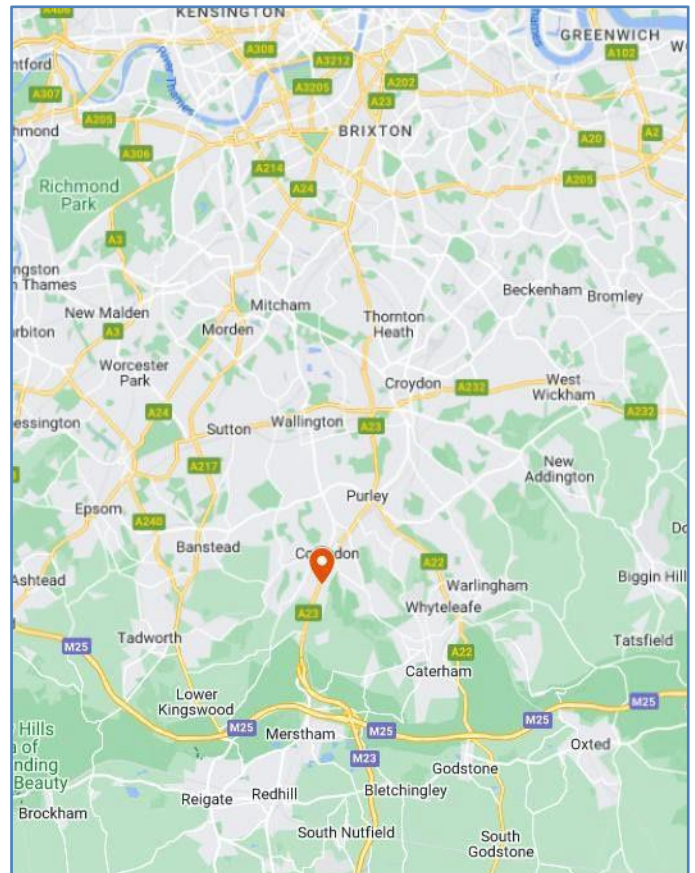


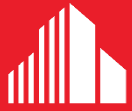
**TO BE REFURBISHED – AVAILABLE Q3 2024**

(24,995 sq ft / 2,318 sq m)

## **KEY HIGHLIGHTS**

- 7m haunch height
- Prominent frontage to Brighton Road (A23)
- EPC target B
- Two roller shutter loading doors
- Two separate yards
- 30m yard depth
- Generous car parking
- PV panels
- EV charging points





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## LOCATION

The property is prominently located on Brighton Road (A23) which connects with Junction 7 of the M23 and Junction 8 of the M25, approximately 4 miles south. Central London is 14 miles north, Croydon is 5.5 miles north and Crawley is 15 miles south. Gatwick Airport is located a short distance south via the M23. Coulsdon South train station is located 0.8 miles north of the property and provides direct links to London Victoria and Gatwick Airport.

Places	Distance
M25 (J7)	3.8 miles
M23 (J8)	3.8 miles
Gatwick Airport	12.5 miles
Coulsdon South Train Station	0.8 miles

Source: Google Maps

## DESCRIPTION

The unit is due to be extensively refurbished to suit the needs of modern occupiers. The unit is of steel portal frame construction and benefits from 7 metres to the underside of the haunch, two loading doors and fully fitted office accommodation. The unit also benefits from two separate yards.

The refurbishment works will include enhanced ESG credentials such as Solar PV Panels, EV Charging Points and LED lighting throughout.

## FURTHER INFORMATION

For further information on the specification of the refurbishment works and layout plans, please get in touch with the agents.

## RATEABLE VALUE

We are advised by the Valuation Office Agency that the premises are assessed for rating purposes at £195,000. Interested parties should enquire with the Local Authority for further information.

## ACCOMODATION (GEA)

	SQ FT	SQ M
<b>Warehouse</b>	21,339	1,982
<b>Ground Floor Office</b>	1,808	168
<b>First Floor Office</b>	1,808	168
<b>Total</b>	<b>24,995</b>	<b>2,318</b>

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## EPC

Target B.

## RENT

Upon application.

## COSTS

Each party to bear their own legal costs in this transaction.



For more information please contact:

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The Misrepresentation Act 1967.

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