

**Mileway**

# Redlands Coulsdon,

Available to Let  
Warehouse  
5,754 sq ft ( 535 sq m )



Internal clear height of 6.28m



Secured yard to rear of the unit



Suitable for trade occupiers



0.5 miles from Coulsdon Town Centre



# Redlands

Ullswater Crescent, Coulsdon, CR5 2HT



## Description

Redlands Units A&B is a purpose-built multi-tenanted estate constructed of traditional masonry to the elevations with a corrugated roof. Unit A is one of two units on the estate and benefits from a roller shutter door to the front & rear elevation, a clear height of 6.28m, loading area and an additional secured yard to the rear. The unit is an open-plan warehouse with ancillary office accommodation, three WCs, kitchen area and shared car parking. Located close to other trade users including Jewson, TLC Electrical Distributors, Bryson Products, Symphony Paints and Brymec.

## Location

Located on the established Ullswater Industrial Estate with excellent transport links to the surrounding area. Coulsdon Town Centre is a short distance away offering a number of retail facilities. Coulsdon South train station is 0.3 miles away providing rail links to Central London and the South Coast and Coulsdon Town rail station is 0.7 miles providing rail links to London Bridge and Epsom and Tattenham Corner. The M25/M23 junction approx 4 miles to the south.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

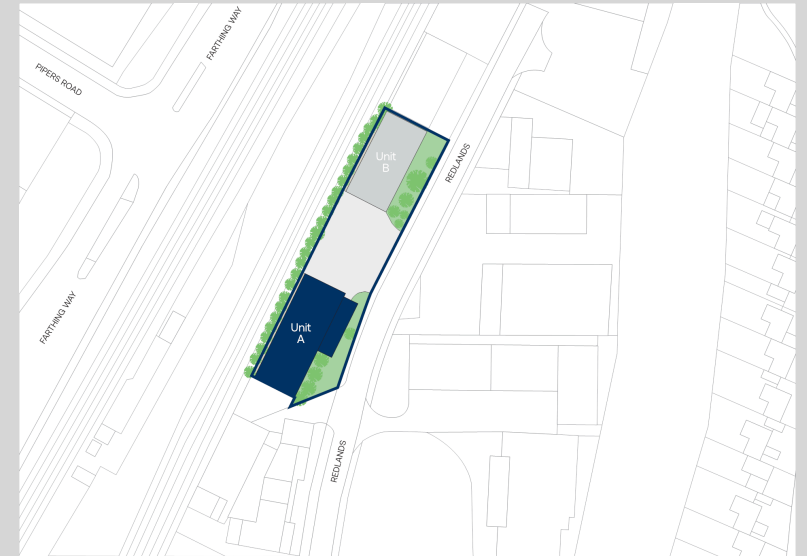
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit A	Warehouse	5,754	535	Immediately
<b>Total</b>		<b>5,754</b>	<b>535</b>	

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