

29 ULLSWATER CRESCENT

COULSDON

CR5 2HR



**VACANT COMMERCIAL BUILDING OFFERING OFFICES /
STORAGE / LIGHT PRODUCTION SPACE FOR SALE**

FOR SALE - 14,999 SQ FT (1,393.45 SQ M)

 **Hurst
Warne**

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hurstwarne.co.uk

KEY BENEFITS

- Largely open plan office/storage/light production accommodation
- Perimeter trunking in office areas
- Suspended ceilings in office areas
- Mineral fibre ceiling tiles in office areas
- LED lighting in office areas
- Double glazed windows/some single glazed with secondary glazing
- Wall mounted air heating/cooling units in offices
- Onsite parking for approximately 20-30 vehicles

LOCATION

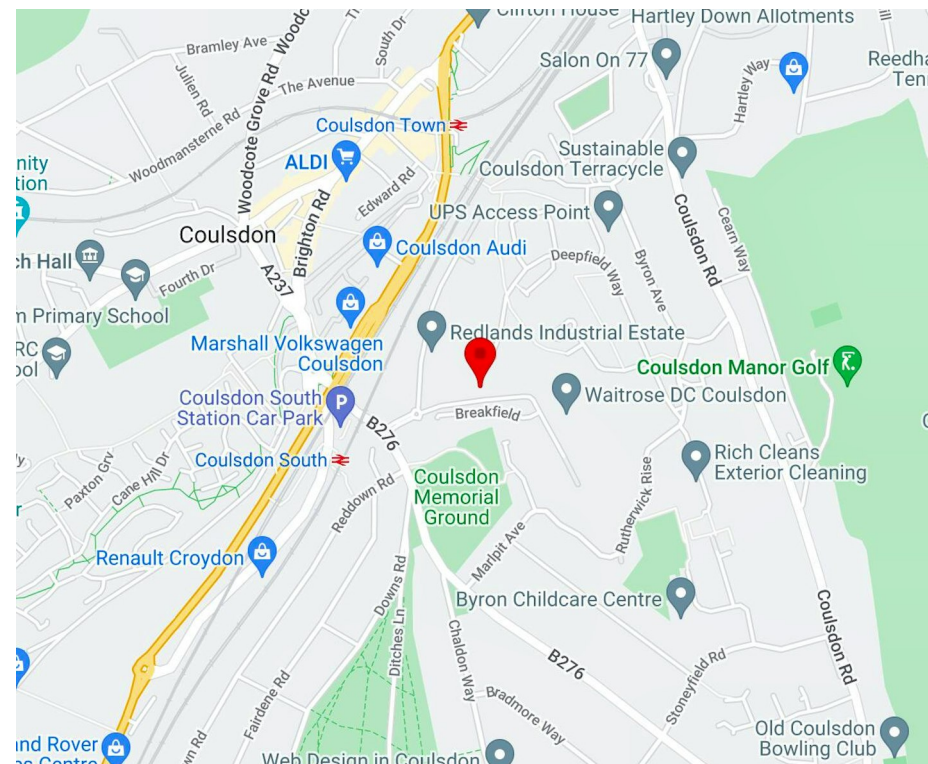
The property is located on the Ullswater Industrial Estate in Coulsdon, South London. Coulsdon is situated on the A23 (Brighton Road) that connects Croydon with Junction 8 of the M25.

The property is located a short walk from Coulsdon Town and South Train Stations that provide connections to both the south coast and central London.

DESCRIPTION

The property is arranged over two inter-connected wings (east and west). The west wing provides purpose built, open plan offices arranged over ground and two upper floors.

Whilst the east wing would have previously been used entirely for light production and storage/lab space, it has been converted to now provide open plan offices on the 1st floor and meeting rooms, storage and break out space on the ground floor.

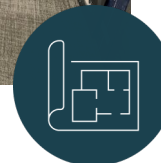


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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - West Wing	1,861	172.89	Available
Ground - East Wing	4,152	385.73	Available
1st - West Wing	1,974	183.39	Available
1st - East Wing	5,038	468.05	Available
2nd - West Wing	1,974	183.39	Available
TOTAL	14,999	1,393.45	

PROPOSAL

Offers sought in excess of £1.5 million for the freehold of the property. This level represents a very low capital value of only £100 per sq ft. Property available either with full vacant possession or based on VP but with the current owners taking a lease back on the 2nd floor office suite (1,974 sq ft) on terms to be agreed. The building is also available to let in part or whole, from 1,800 sq ft up to 15,000 sq ft.

VAT

The property is VAT elected so VAT is payable in addition to the sale price.

FURTHER INFORMATION

For further information please speak to sole selling agents
Hurst Warne.

SUMMARY

- Price: £1,500,000
- Available Size: 14,999 sq ft
- Rates Payable: £3.55 per sq ft
- EPC: D (84)

VIEWINGS & INFORMATION



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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk



OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25



