

1 Alexander Buildings, Station
Approach Road, Coulsdon CR5 2NS

Office / Class
'E' Premises

TO LET

PROPERTY SUMMARY

- Ground floor offices / Class 'E' premises - For Sale or To Let
- Excellent town centre location, close to all amenities
- Close to M25 Junction 7 & Coulsdon Town / South railway stations
- Total area 477 sq.ft (44.32 sq.m)
- Available to let at an initial rent of £13,500 per annum exclusive

LOCATION

The property is located in the centre of Coulsdon, with a vibrant mix of independent retailers and multiples, with Tesco Express, Waitrose and Aldi Supermarket close by.

Coulsdon is located 4 miles to the North of the M25/ M23 (Junction 7) via the A23 and is approximately 4 miles South of Croydon. Coulsdon South and Coulsdon Town Railway Stations are within walking distance and there are numerous bus routes along the A23. There are ample parking options close by and business parking permits are available from the Local Authority.

ACCOMMODATION

The property comprises a fully self-contained, ground floor office / Class E unit that would be suitable for a variety of uses. The premises are currently configured to provide front, middle and rear offices with double glazing, gas fired central heating and modern kitchen and toilet facilities. The accommodation and net internal floor areas are as follows:-

Offices	453 sq.ft	(42.09 sq.m)
Kitchen	<u>24 sq.ft</u>	<u>(2.23 sq.m)</u>
Total	477 sq.ft	(44.32 sq.m)

TERMS

The premises are available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £13,500 per annum exclusive.

Subject to contract

VAT - We understand that VAT **is not** applicable.

RATES

The Valuation Office Agency Website describes the property as "Office & Premises" and advises that the 2023 Rateable Value is £4,150. The current UBR is 49.9 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Croydon Council.

EPC – This property has an EPC Rating of C (73).

LEGAL COSTS - Each party to bear their own costs.

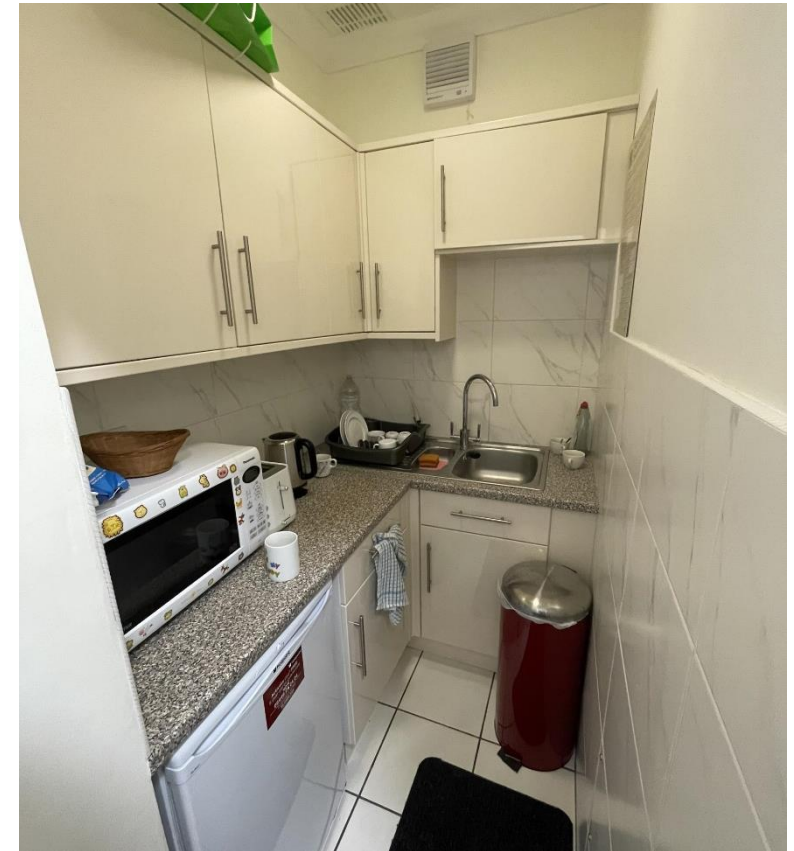
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