



Imperial House

Redlands, Coulsdon, CR5 2HT

INDUSTRIAL / WAREHOUSE UNIT WITH SECURE SELF- CONTAINED YARD FOR SALE

7,285 sq ft
(676.80 sq m)

- Suitable for a variety of uses from Self-Storage, Builders / Trade Counter Merchants, Vehicle Hire & Servicing
- Site Area of 0.376 acres
- Self-contained yard to rear of 3,771 sq ft

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Summary

Available Size	7,285 sq ft
Price	Offers from £1,150,000.00
Business Rates	Interested parties are advised to make their own enquiries with the local authority.
Service Charge	N/A
EPC Rating	E (114)

Location

The property is located on the established Ullswater Industrial Estate which is accessed from the B276 Marlpit Lane which in turn gives access to the A23 which connects with Junction 7 of the M23/M25 interchange approximately 3 miles to the south.

Coulsdon town centre is a short distance away offering a number of retail facilities. Coulsdon South railway station is a short walk which provides access to Gatwick Airport and the South Coast as well as to East Croydon, London Bridge and London Victoria. Coulsdon Town station is also a short distance away providing more local services to Purley and Reigate.

Description

The property comprises a self contained building on a site of 0.376 acres over ground and two upper floors of offices with a basement. The property has been used for many years for the wholesale supply and preparation of fish and associated products for the leisure sector and is fitted out with chilled and refrigerated areas along with wash down areas. At first and second floors there are some cellular and open plan office areas.

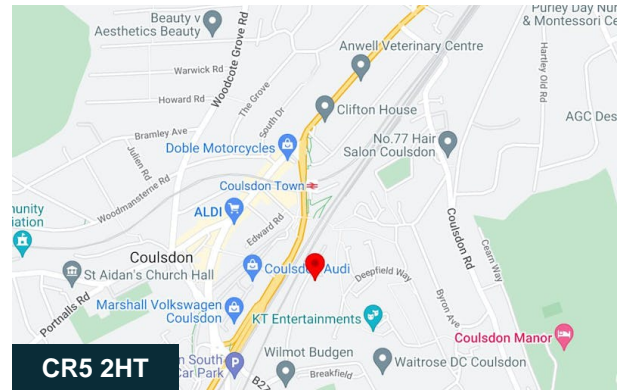
The property benefits from a self-contained yard of 3,771 sq ft at the rear.

Accommodation

Name	sq ft	sq m	Availability
Unit - Imperial House	7,285	676.80	Under Offer
Outdoor - Self-contained yard	3,771	350.34	Under Offer
Total	11,056	1,027.14	

Terms

The freehold of the building is available for sale.



Viewing & Further Information



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