

# GALAGO HOUSE

COULSDON

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NEWLY REFURBISHED OFFICES  
IN TOWN CENTRE LOCATION



Up to 11,635 sq ft in  
Town Centre Location



Excellent Parking



Retail & Leisure  
facilities close by



Coulsdon Town mainline  
railway station approx.  
5 minutes walk



## DESCRIPTION

Galago House itself is a large self contained purpose built office building dating from approximately the mid-1980s, arranged over three floors which has traditionally been used predominantly as offices but would suit other uses within the broader E Class Use.

The accommodation available is located on the ground floor and second floors. The ground floor represents two large open plan working spaces of approximately 5,414 sq ft and 4,219 sq ft. These large spaces could be subdivided to create smaller working areas. The second floor provides space of approximately 2,002 sq ft which is primarily open plan.

The ground floor benefits from direct access from a large open Atrium giving dedicated access into each suite as well access from the rear parking area via an external courtyard which includes cycle storage.

The property has undergone refurbishment works to bring it up to modern standards and will therefore represent a new and vibrant working space that can be tailored to suit individual requirements.

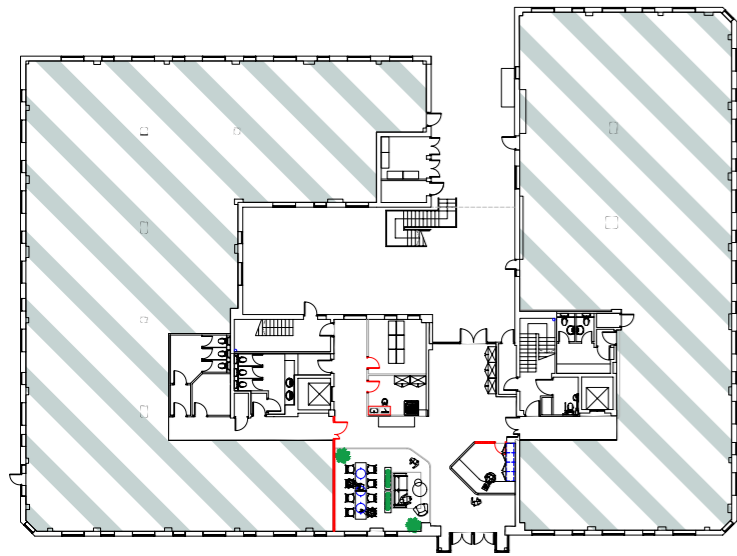
Parking is available on site.

### AMENITIES

- Suspended ceilings
- New LED lighting
- Air conditioning
- Raised access floors
- New carpets
- Double glazing
- Refurbished Male & Female WCs
- Passenger lift servicing upper floors
- Newly refurbished building reception
- On site parking
- Cycle storage facilities

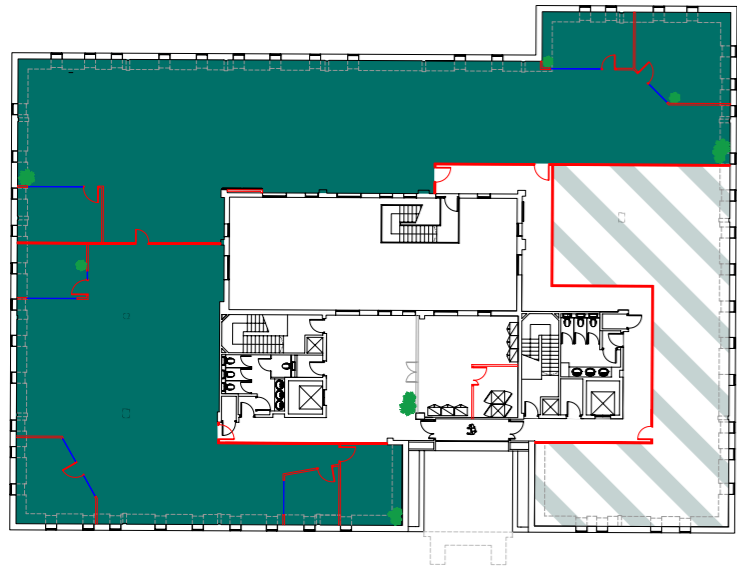


# ACCOMMODATION



## GROUND FLOOR

L Suite	503 sqm	5,414 sq ft
R Suite	392 sqm	4,219 sq ft
<b>TOTAL</b>	<b>895 sqm</b>	<b>9,633 sq ft</b>



## SECOND FLOOR

Suite	186 sqm	2,002 sq ft
<b>TOTAL</b>	<b>186 sqm</b>	<b>2,002 sq ft</b>

## NET INTERNAL AREAS

<b>TOTAL</b>	<b>1,081 sqm</b>	<b>11,635 sq ft</b>
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 = Space to let





# LOCATION

Galago House is located in the centre of Coulsdon Town fronting the main Brighton Road and located next to the large Aldi Supermarket. Coulsdon itself is located on the main A23 linking Croydon to the M25 at Junction 8 which is approximately 5 miles to the south.

Coulsdon itself benefits from two mainline stations being Coulsdon Town and Coulsdon South. Both are within easy walking distance of the property giving excellent rail links into London via East Croydon and Clapham Junction as well as rail links further south.

Local facilities in Coulsdon include a Waitrose, a large Aldi Supermarket, Pizza Express and a large variety of local and independent restaurants and Cafes.

## KEY DISTANCES

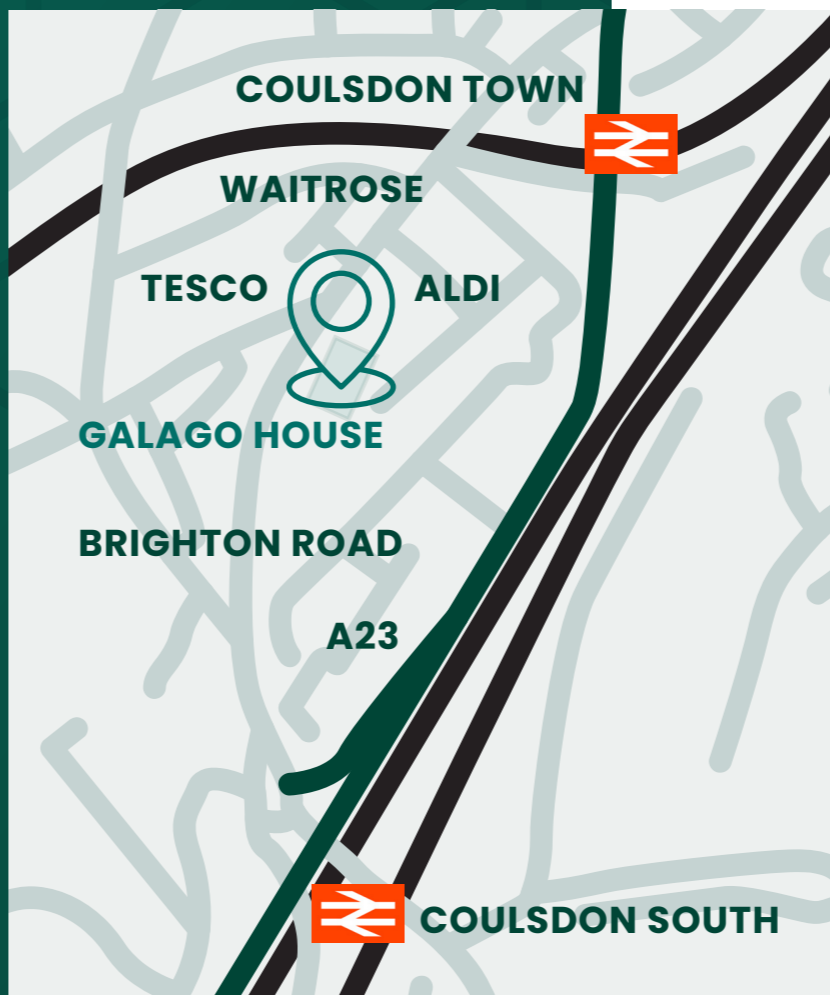
Croydon	5 miles
Redhill	7 miles
M25 / M23 Jct	5 miles
Gatwick Airport	13 miles



## RAIL LINKS

East Croydon	from 6 minutes
Redhill	from 7 minutes
Clapham Junction	from 16 minutes

Gatwick Airport	from 17 minutes
London Bridge	from 21 minutes
London Victoria	from 23 minutes





## TERMS

The property is available to let either as a whole or individual suites on a new effective full repairing and insuring Lease by way of a Service Charge.

## RENT

Rent upon application. Subject to contract.

## RATES

To be reassessed. We would recommend that interested parties make their own enquiries with the Local Authority.

## SERVICE CHARGE

A service charge will be levied for the upkeep of the communal areas.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

B: 40



**Galago House**  
163 Brighton Road, Coulsdon, Surrey, CR5 2YH



**G&P PROPERTY**  
COMMERCIAL FOCUS

#### VIEWING BY APPOINTMENT

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#### VIEWINGS

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#### PROPERTY MISDESCRIPTIONS ACT

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