



OFFICE SPACE TO LET

HS HUGGINS STUART
EDWARDS

Ground Floor, Lambourn House, Redlands
Coulston, CR5 2HT
£39,000 PAX

**Ground Floor, Lambourn House,
Redlands, Coulsdon,
CR5 2HT**

TO LET

Approx. 2,685 sqft (249.42 sqm)

DESCRIPTION

Well-presented air-conditioned offices to let with ample car parking a short distance Coulsdon Town Centre. Providing a mix of open plan, individual offices, and meeting rooms, the space will suit a variety of occupiers under Class E (Commercial Business & Service).

Reception	141 sqft	13.08 sqm
Kitchen	64 sqft	5.96 sqm
Offices	2,480 sqft	230.38 sqm
TOTAL	2,685 sqft	249.42 sqm

RENT

£39,000 per annum exclusive plus VAT.

LEASE

New lease, terms to be agreed. Lease to exclude the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

LOCATION

The offices are situated in Redlands within walking distance of Coulsdon South Railway Station (30

minutes from Victoria; 27 minutes from London Bridge) Bus Services are close by Brighton Road (A23) and the premises are only 5 minutes' drive from Junction 7 of the M23 (M25).

RATES

Rateable Value: £26,750. Non-domestic uniform rates payable at 49.9p in £ 2021/2022.

AMENITIES

Entry phone system, security alarm, CCTV, air-conditioning, male, female and disabled W.Cs, double glazed windows with Boswick gates and allocated car parking for up to 10 cars.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards – Croydon Office
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DATE

June 2021

FOLIO NUMBER

30064(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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