

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



FOR SALE

INDUSTRIAL AND WAREHOUSE – 7,825 SQ FT (726.94 SQ M)

Imperial House, Ullswater Industrial Estate, Redlands, Coulsdon, Surrey, CR5 2HT

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.

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.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Imperial House	7,285	676.78
Self-contained yard	3,771	350.33
TOTAL	11,056	1,027.11

AMENITIES / OPPORTUNITY

- 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

PRICE

£1,200,000 freehold.

RATES

Interested parties are advised to make their own enquiries with the local authority.

VAT

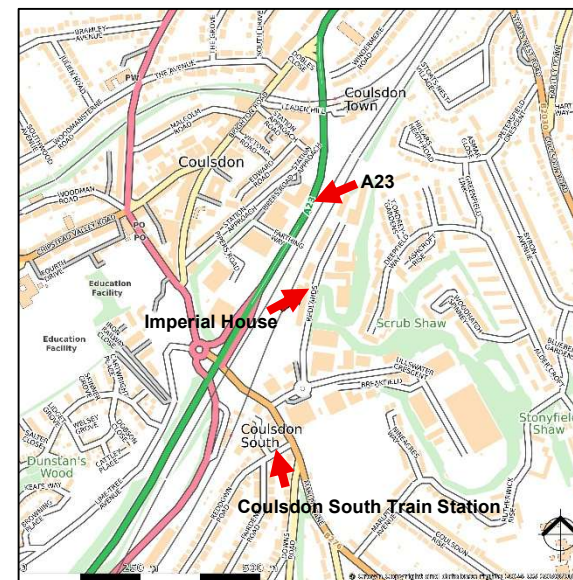
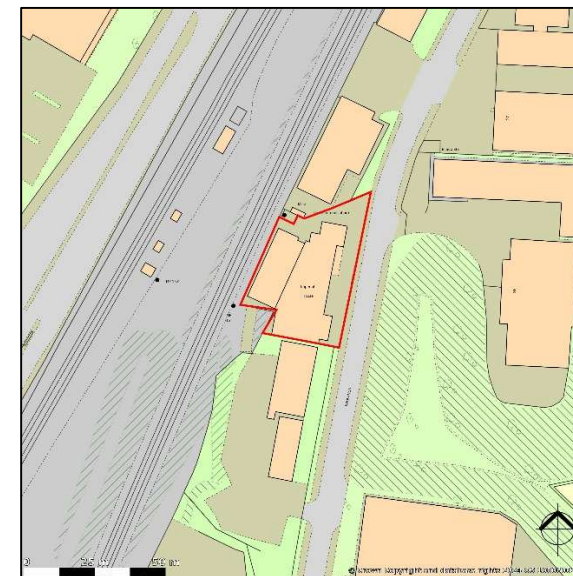
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of E 114.

**VIEWINGS – 020 8662 2700**

Robert Bradley-Smith t: 07469 854799

Tom Reed t: 07867 232653

e: rbradley-smith@shw.co.uk

e: treed@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK