

UNITS TO LET 20,025 - 41,173 ft²



EASY ACCESS
TO M23/M25



AVAILABLE
INDIVIDUALLY
OR COMBINED



PROMINENT
LOCATION



www.ipif.com/redlands

INDUSTRIAL/WAREHOUSE UNITS TO LET

B5 & B6 REDLANDS INDUSTRIAL ESTATE
REDLANDS, COULSDON, SURREY CR5 2HT



UNIT B5



TO BE
REFURBISHED



UNIT B5 DESCRIPTION

The property will undergo a refurbishment, and comprises a detached single-storey warehouse of steel portal frame construction with profile metal cladding and brick elevation.

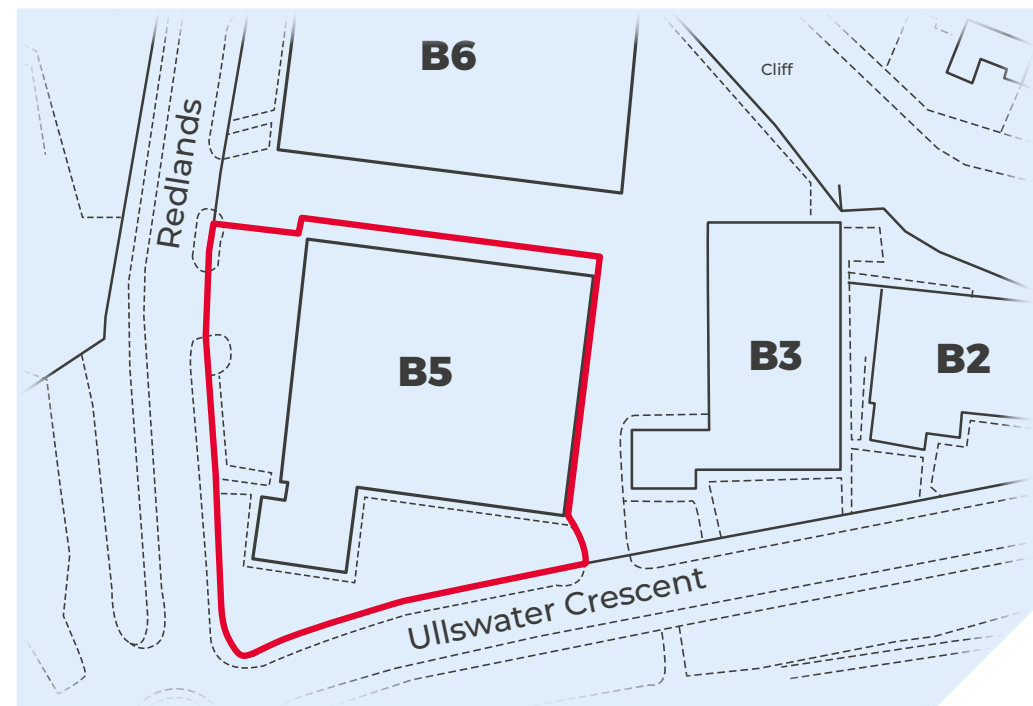
The unit has two dock doors and one ground level loading door together with on-site car parking for 18 cars and a ground floor office area.

ACCOMMODATION

UNIT B5	ft ² (GEA)	m ² (GEA)
Warehouse	18,031	1,675
Offices	1,994	185
TOTAL	20,025	1,860

SPECIFICATION

- 6.35m to underside of haunch
- Male and female WCs
- Three phase power
- 2 dock level loading doors
- 1 level access loading door
- 18 car parking spaces



UNIT B6



TO BE
REFURBISHED



UNIT B6 DESCRIPTION

The property comprises a self-contained unit of steel portal frame construction with brick and profile steel clad elevations and blockwork two storey office accommodation to the front. The unit benefits from 2 electric full height loading doors providing access onto a rear loading yard area, with security barrier control.

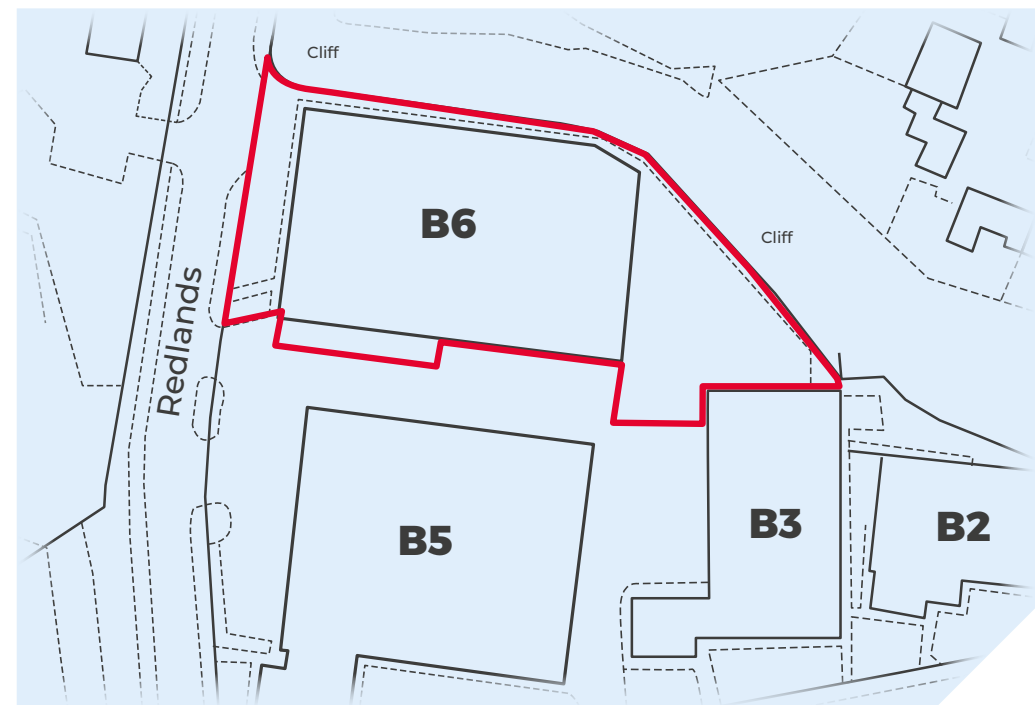
The warehouse has a height of 6.4m to the underside of the haunch rising to 8.7m at the apex. Externally there are 24 marked car spaces.

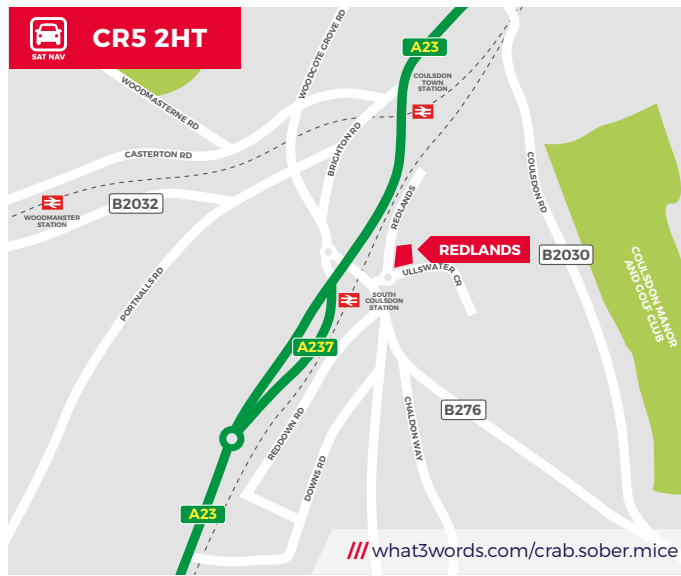
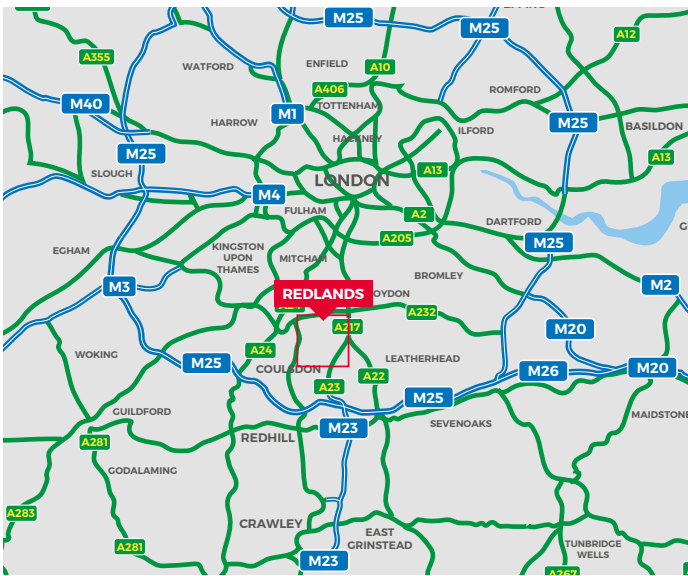
ACCOMMODATION

UNIT B6	ft ² (GEA)	m ² (GEA)
Warehouse	17,052	1,584
Offices	4,096	381
TOTAL	21,148	1,965

SPECIFICATION

- 6.4m to underside of haunch
- Ground and first floor offices
- Three phase power
- 2 x roller shutter loading doors
- 24 car parking spaces





DRIVE-TIMES

Location	Miles	Minutes
Coulsdon South Station	0.3	2
Coulsdon Town Centre	0.5	4
M25/M23	4.7	9
Croydon	5.9	24
Gatwick Airport	13.2	19
Central London	15.6	74

Source: Google Maps. All drive-times are approximate.

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

An EPC is available on request.



On behalf of the Landlord

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