



OFFICES TO LET

**HS HUGGINS STUART
EDWARDS**

Ground Floor Lambourn House, Redlands, Coulsdon,
CR5 2HT
£40,000 PAX PLUS VAT

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

TO LET

Approx 2,644 sqft (245.6 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.

TOTAL (IPMS 3)	2,644 sqft	245.6 sqm
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RENT

£40,000 per annum exclusive plus VAT.

LEASE

New Lease. Terms to be agreed.

USE

Class E

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 on Brighton Road (A23) and the premises are only 5 minutes' drive from Junction 7 of the M23 (M25).

VIRTUAL TOUR LINK

<https://tour.giraffe360.com/d1ec4257df2a443da0c13756d2d8d502>

RATES

RV: £34,750. Rates payable at 43.2p in the £ 2026/27.

EPC

B-42 (Expires 2035)

AMENITIES

Entry phone system, security alarm, CCTV, air-conditioning, male, female and disabled W.Cs, double glazed windows and allocated car parking for 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
102- 104 High Street, Croydon, CR9 1TN
T: 020 8688 8313
E: croydon@hsedwards.co.uk

DATE

August 2026

FOLIO NUMBER

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



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EDWARDS**

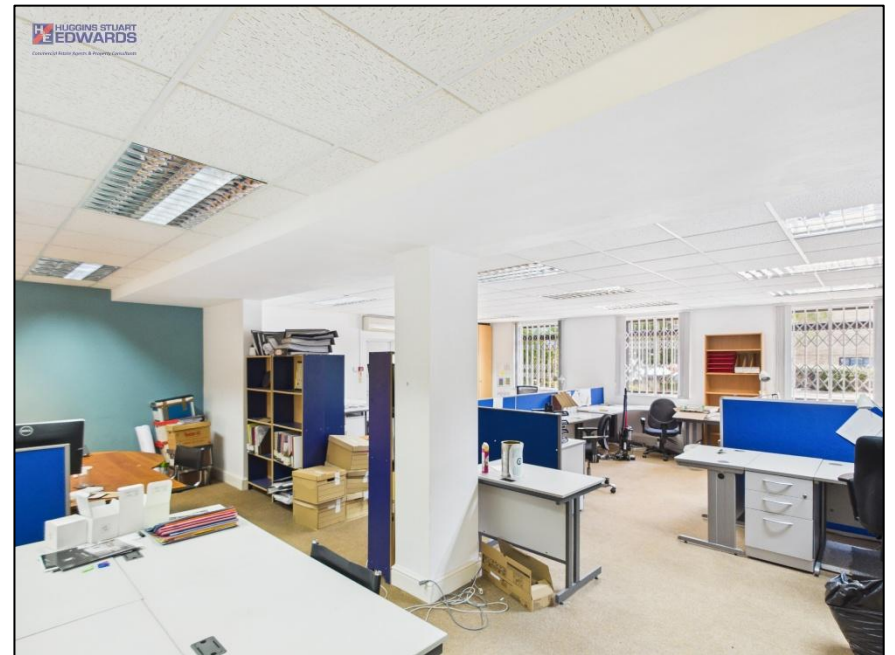
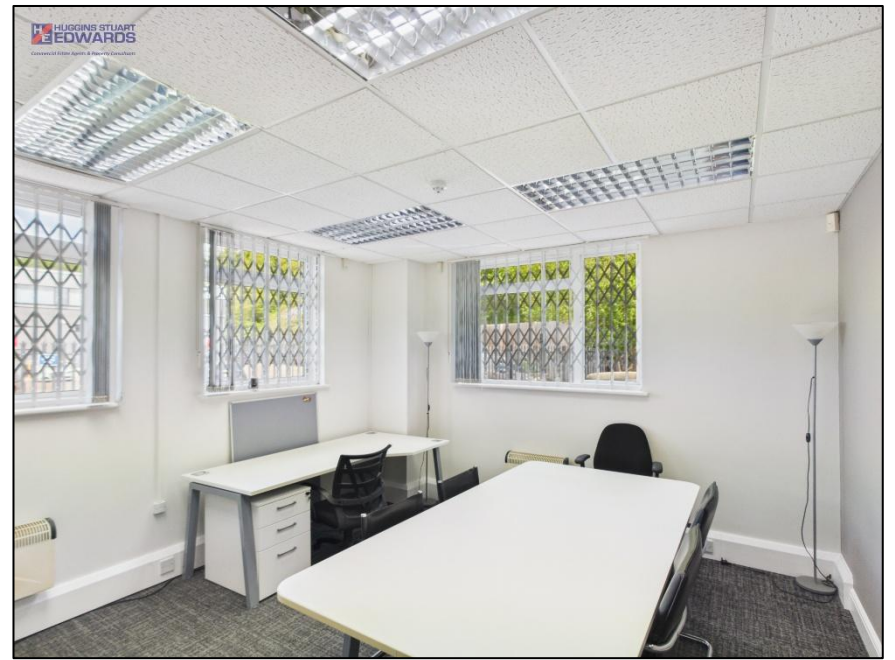
**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

102-104 HIGH STREET
CROYDON
CR9 1TN
020 8688 8313

10 WEST STREET
EPSOM
KT18 7RG
01372 740555

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www.hsedwards.co.uk





Approximate total area⁽¹⁾
245.6 m²
2644 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360