



COMMERCIAL UNIT WITH PARKING

**HS HUGGINS STUART
EDWARDS**

**155a Brighton Road, Coulsdon, CR5 2NH
£10,000 PER ANNUM EXCLUSIVE**

155a Brighton Road, Coulsdon, CR5 2NH

TO LET

Approx 449 sqft (41.70 sqm)

DESCRIPTION

Private air-conditioned building with allocated parking for one car immediately in front of the property. The property has most recently been used as a taxi office and benefits from tiled flooring, a Disabled WC, kitchenette and an intercom system. Alternative uses considered subject to planning.

Main Office	278 sqft	25.79 sqm
Front Office/ Reception	171 sqft	15.91 sqm
TOTAL	449 sqft	41.70 sqm

RENT

£10,000 per annum exclusive.

LEASE

New lease. Terms to be agreed.

LOCATION

Situated on Brighton road in the heart of Coulsdon Town centre, adjacent to the Aldi Supermarket. The property is well located for all the town centre amenities and Coulsdon Town railway station is less than 5 minutes walk away. Coulsdon South is also less than 10 minutes walk away with both stations providing regular services to London Terminals. The

M25 and M23 are accessible from Junction 7 which is approximately 10 minutes drive away.

AMENITIES

Heating/comfort cooling system, suspended ceiling with fluorescent lighting, tiled floor, Dado trunking, Kitchenette, Disabled WC, Intercom, Parking.

RATES

Rateable value: £4,950. Rates payable at 49.9p in the £ (2021/22).

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
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DATE

September 2021

FOLIO NUMBER

30081(CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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