



**TO LET / FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

Smitham Yard, Leaden Hill, Coulsdon, Surrey CR5 2BQ  
1,300 SQFT/1,763 SQFT/ 2,076 SQFT

Smitham Yard, Leaden Hill CR5 2BQ

## TO LET

Approx 1,300 sqft /1,763 sqft /2,076 sqft

### DESCRIPTION

Three ground floor self-contained commercial units forming part of a residential development overlooking Leaden Hill. The properties benefit from B1a- Office Use though other uses under Class E will be considered, subject to consents.

There are a total of 5 car parking spaces on site. The units are offered in a shell and core finish, though fit out packages are available subject to negotiation.

Unit 1	1,763 sqft	163.80 sqm
Unit 2	2,076 sqft	192.93 sqm
Unit 3	1,300 sqft	120.84 sqm

### RENT

£18 per sqft per annum exclusive.

### LEASE

The premises are available on new full repairing and insuring leases.

### LONG LEASEHOLD VIRTUAL FREEHOLD

999 year leases available with peppercorn ground rents. Prices on application.

### LOCATION

Prominently situated adjacent to Coulsdon Town railway station, Smitham Yard is within a few minutes

walk of Coulsdon town centre. Notable nearby occupiers include Waitrose, Boots & Aldi.

Coulsdon Town station has regular services to East Croydon (19 mins) and London Victoria (40 mins) whilst Coulsdon South railway station, approximately 11 minutes walk from the premises provides additional services to St. Pancras International (36 minutes) and Gatwick Airport (20 minutes.)

The M23 and M25 motorways lay just south of Coulsdon Town Centre providing access to the entire motorway network to Gatwick and Heathrow Airports.

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via Joint sole agents Huggins Stuart Edwards or Gildersleve & Payne

### CONTACT

Huggins Stuart Edwards – Michael Angus  
102- 104 High Street, Croydon, CR9 1TN

T: 020 8688 8313

E: [michael.angus@hsedwards.co.uk](mailto:michael.angus@hsedwards.co.uk)

Gildersleve & Payne: 020 8686 4400

[info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

### DATE

October 2021

### FOLIO NUMBER

171971(CL)

### SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right**



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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

APEX HOUSE  
10 WEST STREET  
EPSOM  
KT18 7RG  
**01372 740555**

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WYNNE HOUSE



SMITHAM COURT

