

BRYMEC HOUSE, UNIT C, REDLANDS, COULSDON CR5 2HT



**FREEHOLD INDUSTRIAL UNIT WITH CAR PARKING
FOR SALE with VACANT POSSESSION**

**GUIDE: OITRO
£ 1,400,000 + VAT**



Reigate

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Dorking

253 - 255 high street dorking surrey RH4 1RP
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- Detached light industrial/Warehouse unit
- Currently arranged as offices, meeting rms & stores over ground and first floor to high specification
- Versatile unit with roller shutter access that can be reconfigured to suit an occupiers needs
- On site parking forecourt and car park/loading area
- Located on this popular business park with excellent access to the A23/M23/M25 road network
- Current owner occupier business is relocating
- **IDEAL FOR OWNER OCCUPATION**

T 01737 229200

LOCATION

This industrial unit is located on the Ullswater Industrial Estate with excellent transport links to the surrounding area. Coulsdon Town Centre is a short distance away and Coulsdon South train station is 0.3 miles away. With 4 miles to the M25/M23 junction.

This versatile detached business unit located on this very popular business estate is available for sale with full vacant possession and offers clear rectangular space of 6780 sq ft (630sq m) equally split over the ground and first floor mezzanine. Originally constructed as a warehouse unit the current occupier has fitted a full mezzanine to provide floor modern good specification air-conditioned offices over the ground and upper floor. The upper floor provided by the mezzanine is primarily smart open plan offices with private directors and meeting room offices to the front by glass partitioning, large boardroom and kitchen/staff breakout area. The warehouse space is currently limited to a section on the north end of the building opening onto the loading bay with roller shutter and pedestrian door access. This could readily be rearranged as a new owner and occupier requires. The building whilst currently arranged primarily as office space would suit a wide variety of uses including self-storage, construction, trade counter/supplies wholesalers, cash and carry.

ACCOMMODATION

APPROX AREAS:

Ground floor **3390 SQ FT (314.97 m2) G.I.A.**

Mezzanine first floor **3390 SQ FT (314.97 m2) G.I.A.**

TOTAL **6780 SQ FT (630 m2) G.I.A.**

TENURE

The freehold interest under Title No SGL 615940 is being offered for sale with full vacant possession upon completion, subject to contract. Our vendor client is already in possession of their new site to where their business is relocating.

GUIDE PRICE

Guide price of 'Offers in the region of £1,400,000' for the freehold interest, subject to contract.

TIMING

We are advised that the premises are available for occupation in Q4 of 2026.

VAT

We are advised that the premises are not elected for VAT.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

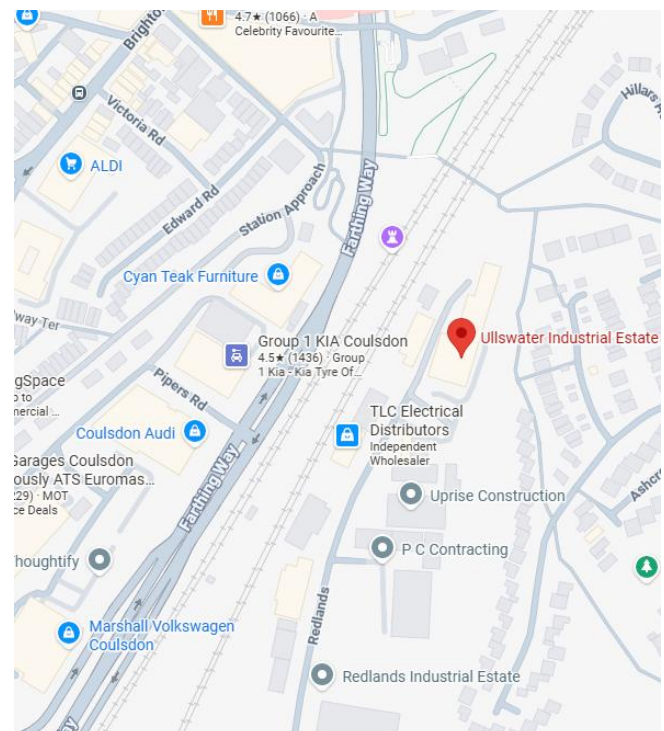
The rateable value will be reassessed on sale of the property as it currently includes an additional neighbouring unit.

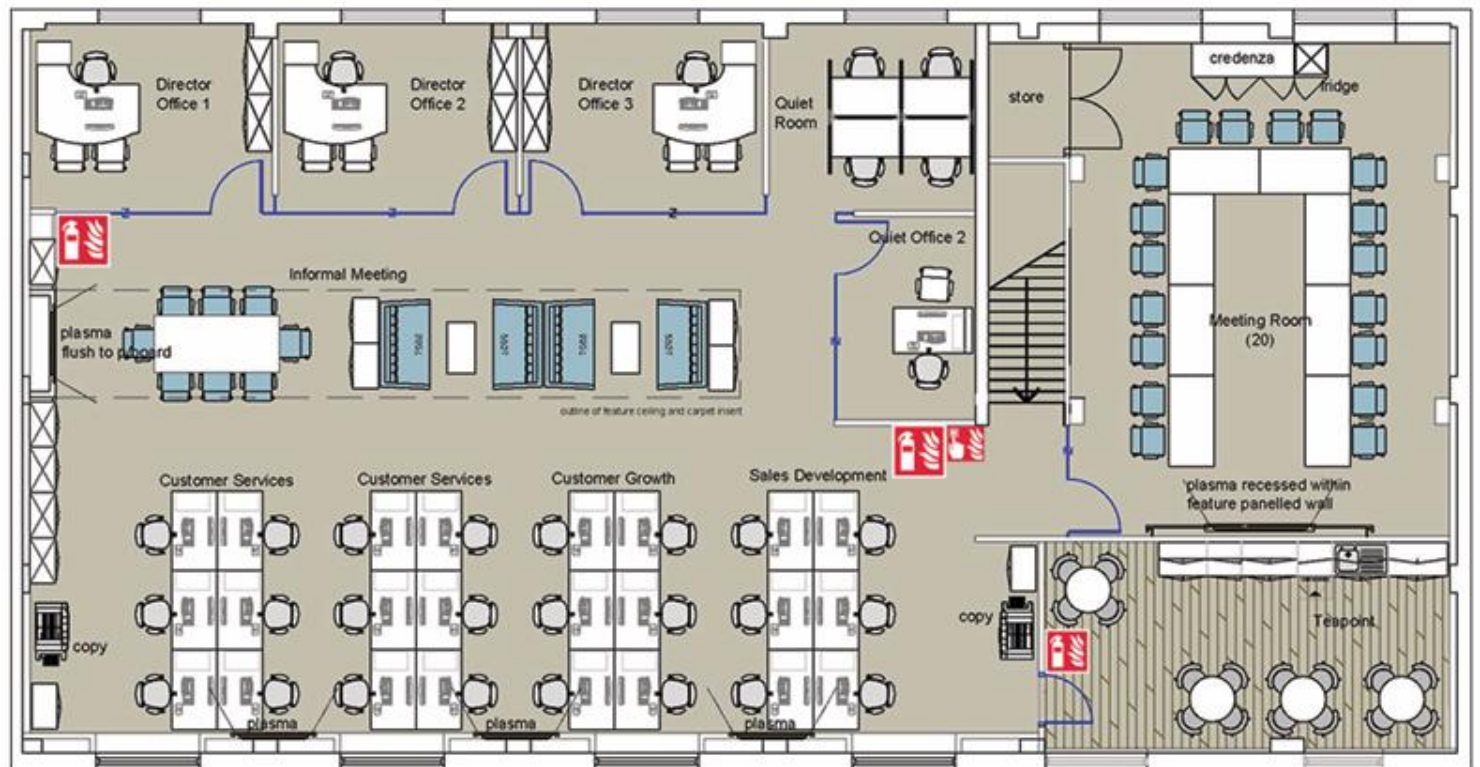
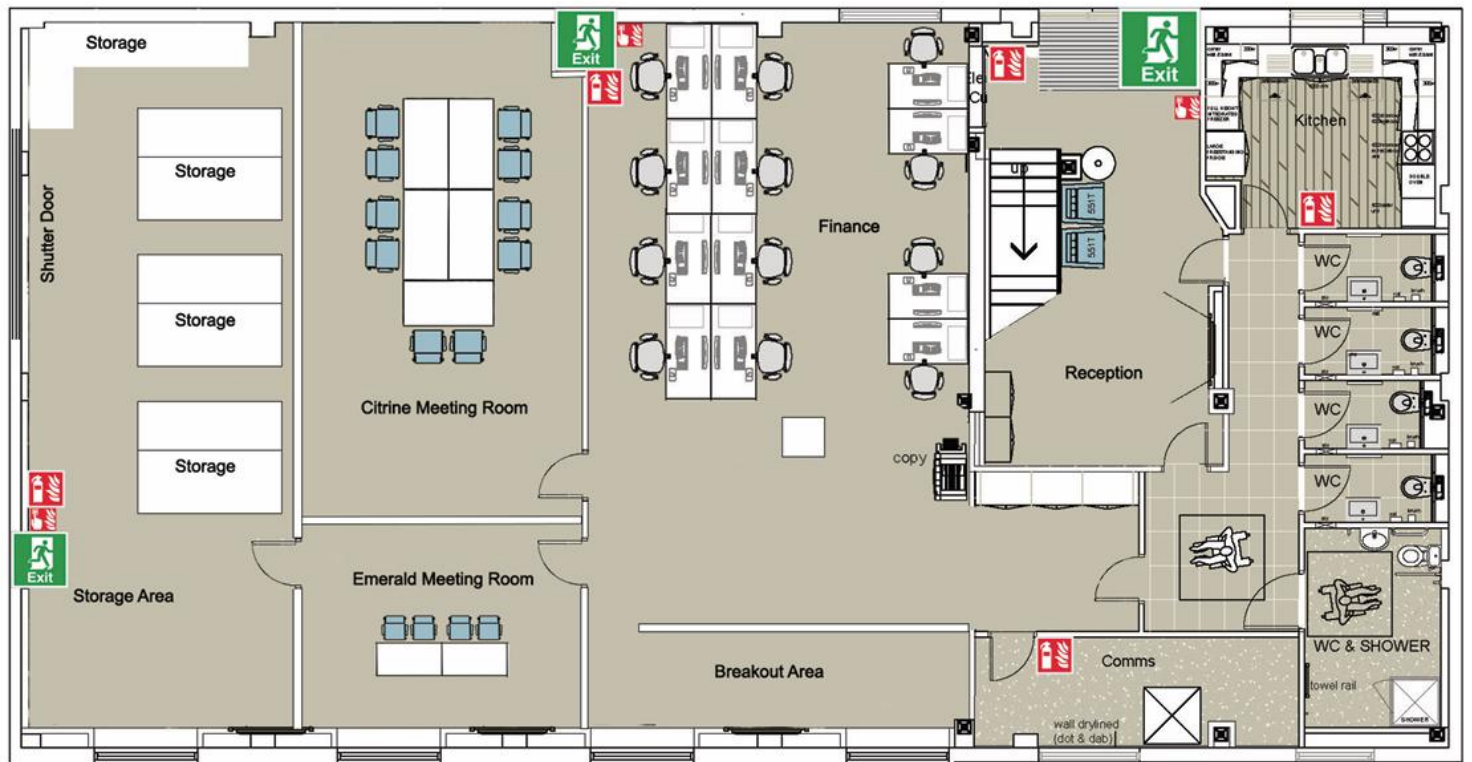
EPC

We are waiting clarification on the current EPC rating.

VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685.



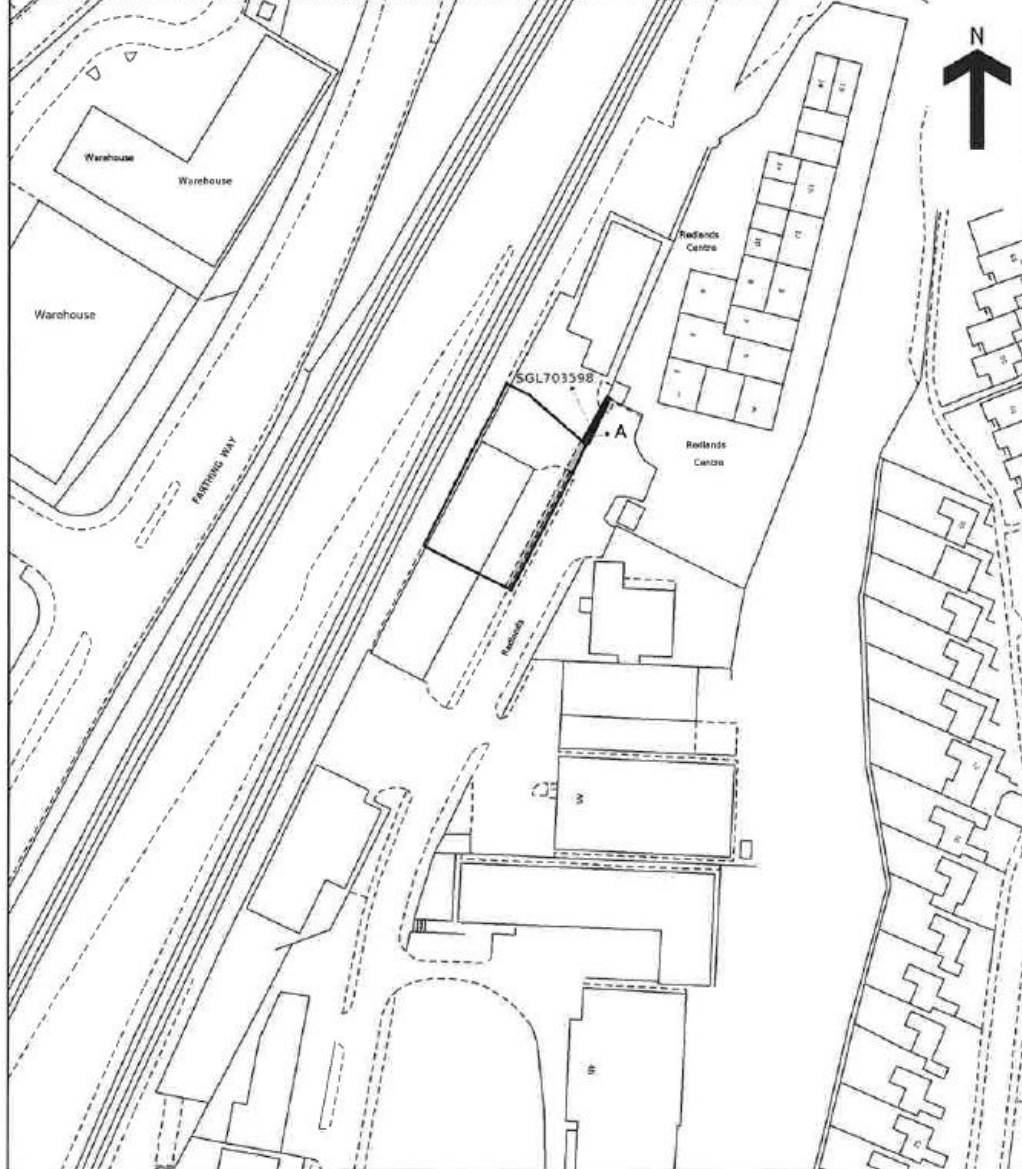


HM Land Registry
Current title plan

Title number **SGL615940**
Ordnance Survey map reference **TQ3059SW**
Scale **1:1250**
Administrative area **Croydon**



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