

UNRIVALLED LOCATION
PROVIDING SUPERB
ACCESS TO BOTH
THE M25/M23 AND
SOUTH LONDON

TO BE REFURBISHED
AVAILABLE Q4 2024

260 BRIGHTON ROAD
COULSDON
SURREY CR5 3EA

DETACHED INDUSTRIAL / WAREHOUSE UNIT TO LET

24,995 SQ FT



CENTRAL LONDON

CROYDON TOWN CENTRE

Purley

A22

A23

KIA COULSDON

WAITROSE DISTRIBUTION HUB

MARSHALL VOLKSWAGEN

COULSDON AUDI

Coulsdon South

A237

FROM COULSDON SOUTH STATION	TIME
Croydon	8 mins
Gatwick Airport	19 mins
Crawley	25 mins
London St Pancras	39 mins
London Bridge	35 mins
London Victoria	40 mins

LOCATION

The property is prominently located on Brighton Road (A23) which connects with Junction 7 of the M23 and Junction 8 of the M25, approximately 4 miles south. Central London is 14 miles north, Croydon is 5.5 miles north and Crawley is 15 miles south. Gatwick Airport is located a short distance south via the M23. Coulsdon South train station is located 0.8 miles north of the property and provides direct links to London Victoria and Gatwick Airport.

PLACES	DISTANCE
Coulsdon South Train Station	0.8 miles
M25 (J7)	3.8 miles
M23 (J8)	3.8 miles
Croydon	5.5 miles
Gatwick Airport	12.5 miles
Central London	14 miles
Crawley	15 miles

JAGUAR LAND ROVER

A23

260 Brighton Road

M25 - M23

DESCRIPTION

The unit is due to be extensively refurbished to suit the needs of modern occupiers. The unit is of steel portal frame construction and benefits from 7 metres to the underside of the haunch, two loading doors and fully fitted office accommodation. The unit also benefits from two separate yards.

The refurbishment works will include enhanced ESG credentials such as EV charging, LED lighting throughout and bike storage.

ACCOMMODATION (GEA)

	SQ FT	SQ M
WAREHOUSE	21,339	1,982
GROUND FLOOR OFFICE	1,808	168
FIRST FLOOR OFFICE	1,808	168
TOTAL	24,995	2,318



7M HAUNCH HEIGHT



30M YARD DEPTH



EPC TARGET B



EV CHARGING POINT



200KVA POWER SUPPLY



GENEROUS CAR PARKING



PROMINENT FRONTAGE TO BRIGHTON ROAD (A23)



TWO SEPARATE YARDS



2x LEVEL ACCESS DOORS



TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

EPC

Target B.

RENT

Upon application.

COSTS

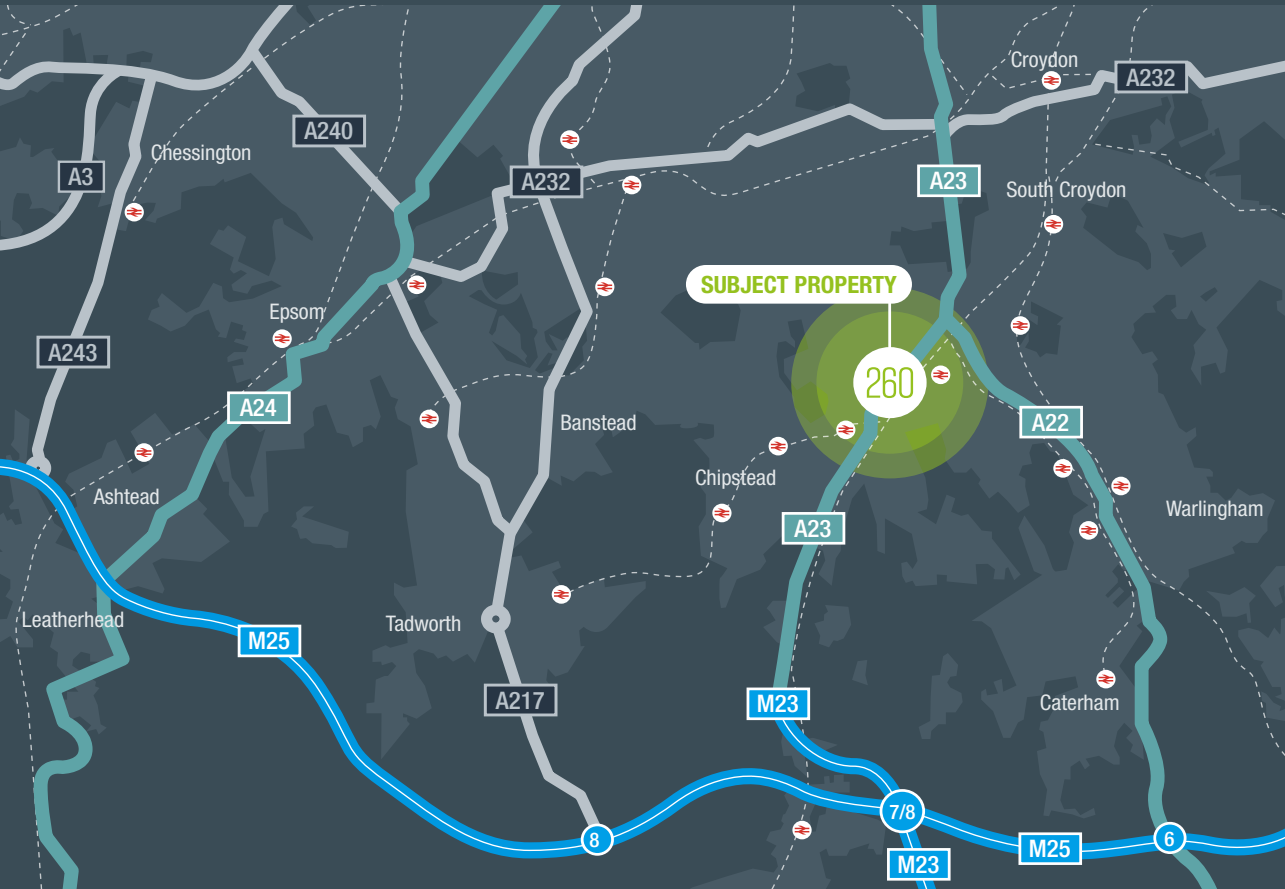
Each party to bear their own legal costs in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

FURTHER INFORMATION

For further information on the specification of the refurbishment works and layout plans, please get in touch with the agents.



VIEWINGS

Strictly by appointment through the sole joint agents:

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