



**TO LET**

**OFFICE – 10,371 SQ FT (963.47 SQ M)**  
2nd Floor, 163 Brighton Road, Coulsdon, Surrey, CR5 2YH

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**Rent | £19.50 Per Sq Ft**

**DESCRIPTION**

The building comprises a modern self-contained office arranged on ground, first and second floors with car parking to the rear. The available accommodation comprises the entire second floor.

**LOCATION**

The property is situated prominently fronting Brighton Road within close proximity of Coulsdon town centre amenities.

Coulsdon South and Coulsdon Town rail stations are within walking distance and provide services to London Bridge, London Victoria and Clapham Junction.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
<b>2nd Floor</b>	<b>10,371</b>	<b>963.47</b>

The floor is available as a whole or in suites.

**AMENITIES**

- Suspended ceiling with recessed lighting
- Raised floors
- Comfort cooling ceiling cassettes
- Window blinds
- On-site car parking
- Male and female WC's within the demise
- Fitted kitchen and separate kitchenette

**RENT**

£19.50 per sq ft.

**LEASE**

Available on a sub lease for a term expiring on 25 December 2022.

**RATES**

We would recommend that interested parties make their own enquiries with the Local Authority.

**VAT**

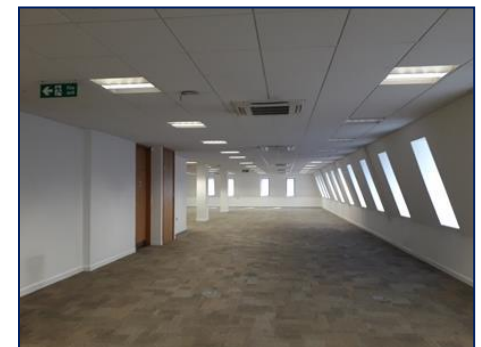
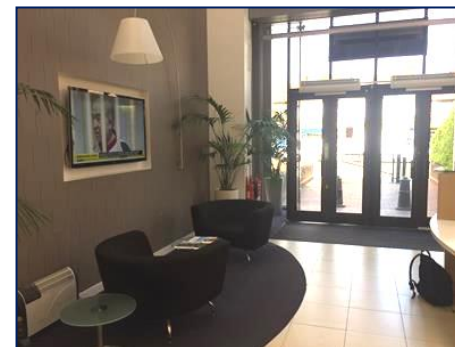
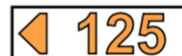
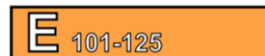
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of E.



**VIEWINGS – 020 8662 2700**

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