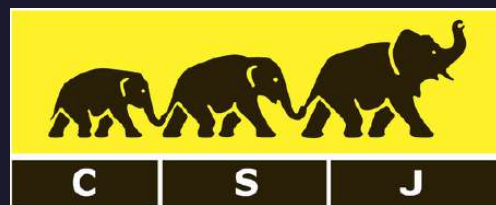




53 Ullswater Crescent Coulson CR5 2HR

Occupier / Investor Opportunity

Marketing particulars



Introduction / Summary

Of interest to investors, owner-occupiers and asset-management purchasers

- Rarely available detached industrial unit of approx. 17,255 sq ft GIA, with 59% warehouse and 41% office/ancillary, prominent corner plot close to Coulsdon South Station.
- EPC Rating C.
- Ramped access to the main office entrance
- Current passing rent £208,000 pax on an FRI lease
- Lease expires May 2027
- The lease is contracted outside the Landlord and Tenant Act 1954.
- Estate evidence indicates rental levels of approximately £19.00–£21.00+ psf on comparable units, including Unit B3 Redlands at 10,033 sq ft, quoting £205,000 pa (£20.43 psf), and Unit A Redlands at 5,754 sq ft, quoting £115,000 pa (circa £20 psf). Other smaller units on the estate are also being marketed at approximately £19.00–£21.00+
- Given the property's prominent position and approaching lease expiry, the current passing rent of £208,000 pa appears to offer significant potential for rental reversion.



The Property

An existing detached industrial unit of circa 17,255 sq ft over ground and first floors with hard standing parking / storage area

Ground Floor: 8,633 sq ft

First floor: 8,622 sq ft

Eaves height: 24.6 ft

Ridge height: 30.8 ft

Title Nos: SGL150409

Tenure: Freehold

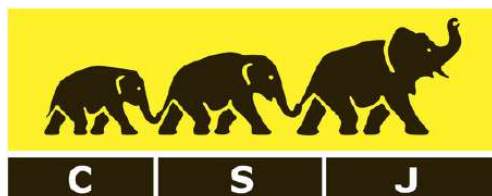
Ownership: Private (not held in a company)

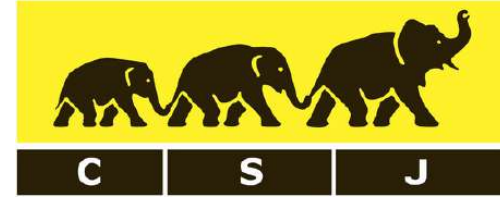
Use class: B8 Warehouse / Store / Storage Depot

Plot size: Circa 0.524 acres (0.212 hectares) and fairly level

The property is understood to lie outside the Green Belt and conservation area, and is shown outside higher-risk Flood Zone 2 and 3 designations. Purchasers should rely on their own enquiries."

Potential rail-side signage/branding opportunity, subject to all necessary consents, including Network Rail and planning consents where required. For occupiers, this enhances profile and accessibility. For investors, it strengthens tenant retention, re-letting appeal and overall asset positioning.





The location

53 Ullswater Crescent occupies a prominent position on the Ullswater / Redlands Industrial Estate in Coulsdon, within the London Borough of Croydon and Greater London.

Access is via the B276 Marlpit Lane, which connects directly to the A23 and in turn to Junction 7 of the M23/M25 interchange approximately 3 miles to the south, as well as north towards Central London.

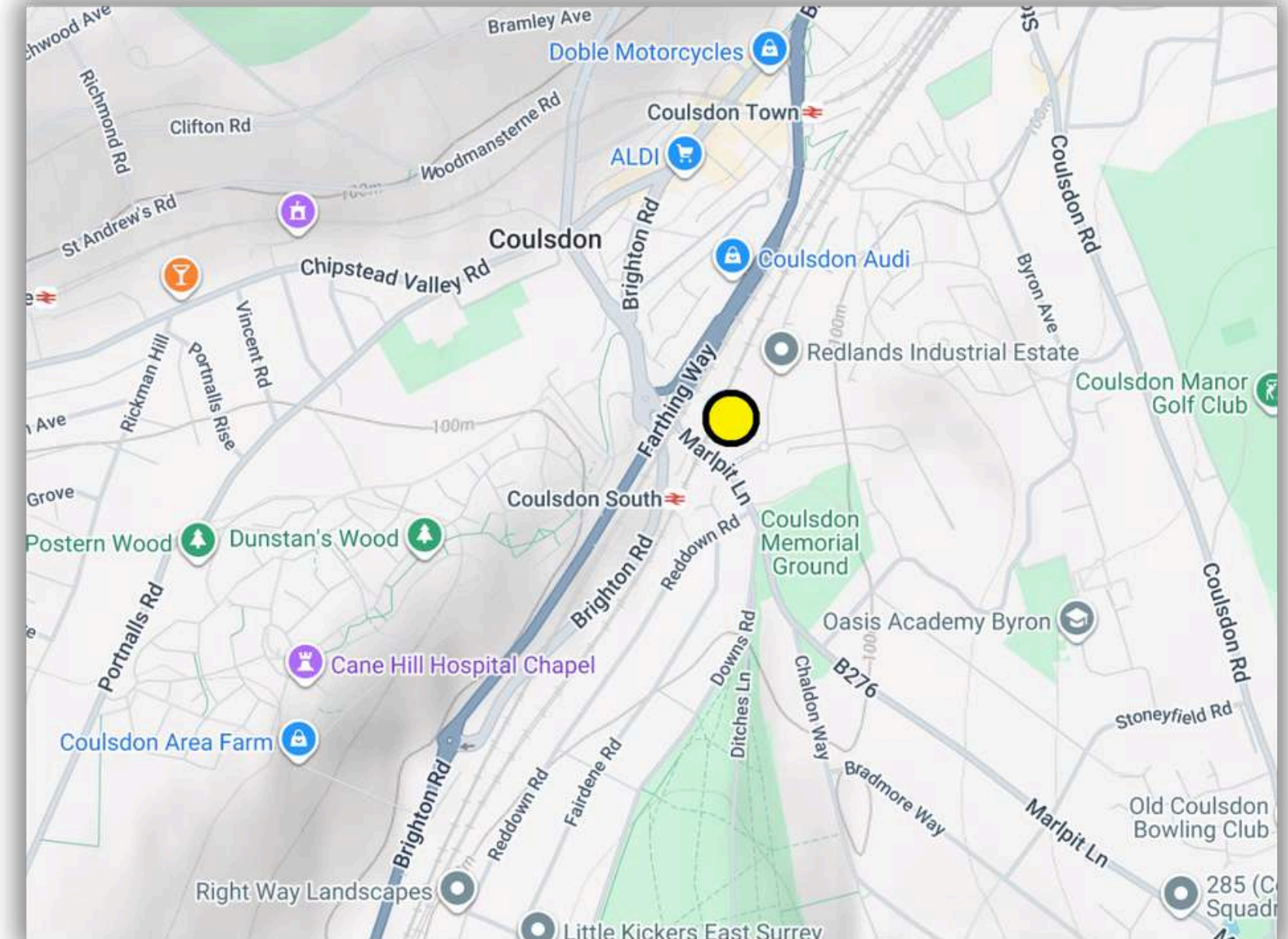
The property sits in London Travel Zone 6 and benefits from convenient road links across South London and into Surrey.

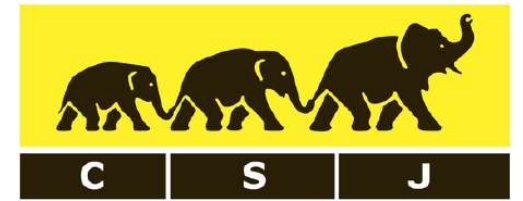
Coulsdon South railway station is within a short walk (circa 2 minutes), providing regular Southern and Thameslink services on the Brighton Main Line to London Bridge, London Victoria, Blackfriars, St Pancras International and Gatwick Airport.

Coulsdon Town station offers additional rail options nearby, and several bus routes operate along Marlpit Lane and through Coulsdon South, connecting the estate with surrounding residential areas.

The surrounding area is a mature industrial and business environment, accommodating a range of warehouse, trade counter, production and office occupiers, with on-site parking and a secure estate layout.

Coulsdon town centre is close at hand, providing day-to-day shopping, leisure and banking facilities for staff, while the wider Croydon and South London catchment delivers an extensive labour pool. Together, the strong transport infrastructure, easy motorway access and established estate setting make Ullswater Crescent a highly attractive South East industrial location.





Operational track record

Exceptional 20+ year track record as a London-facing operational base, supporting large-scale project delivery and genuine 24/7 working while benefiting from a South London location.

Sub-30-minute travel times to London Bridge and Victoria consistently enabling efficient access to central London's commercial core for staff, clients and project teams.

"Clients found the property easy to reach and visited regularly, with some choosing to work from the offices during project phases, and many central London meetings achieved within a short time – often more efficiently than from locations inside London itself. International visitors also regularly commented on how accessible the property was".

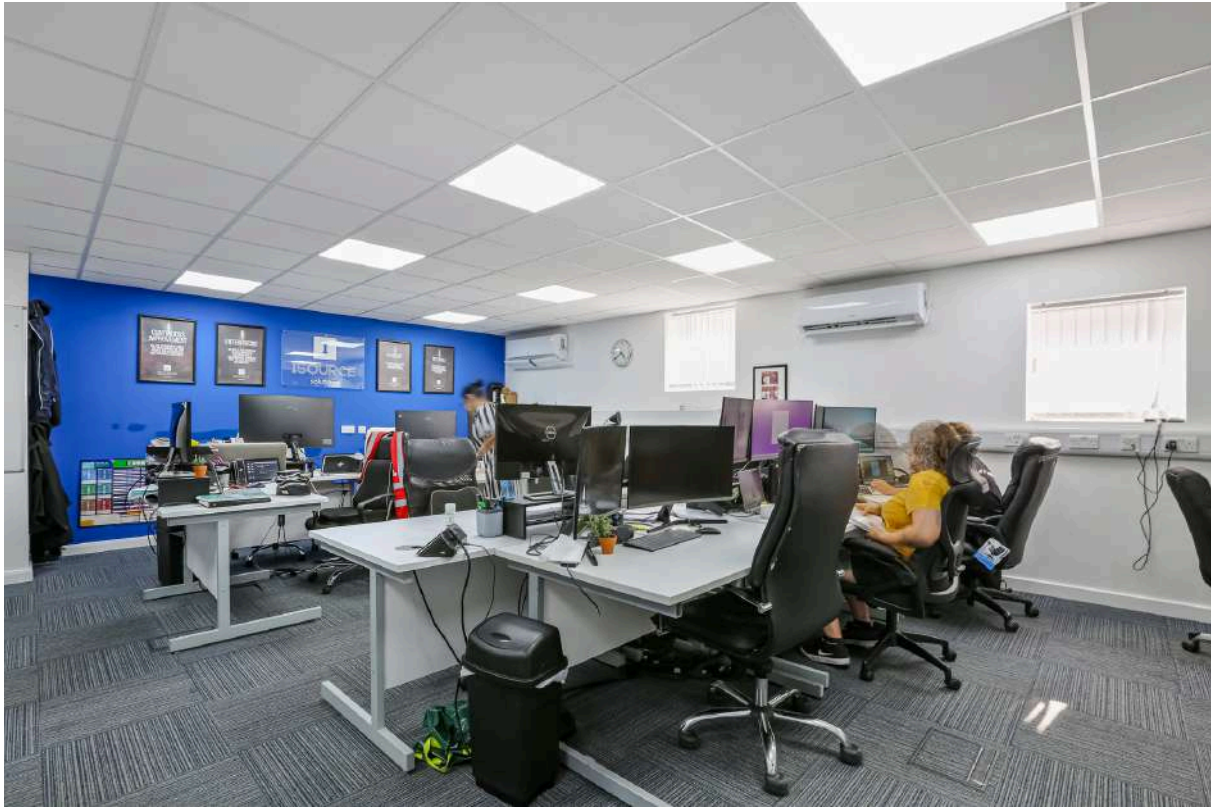
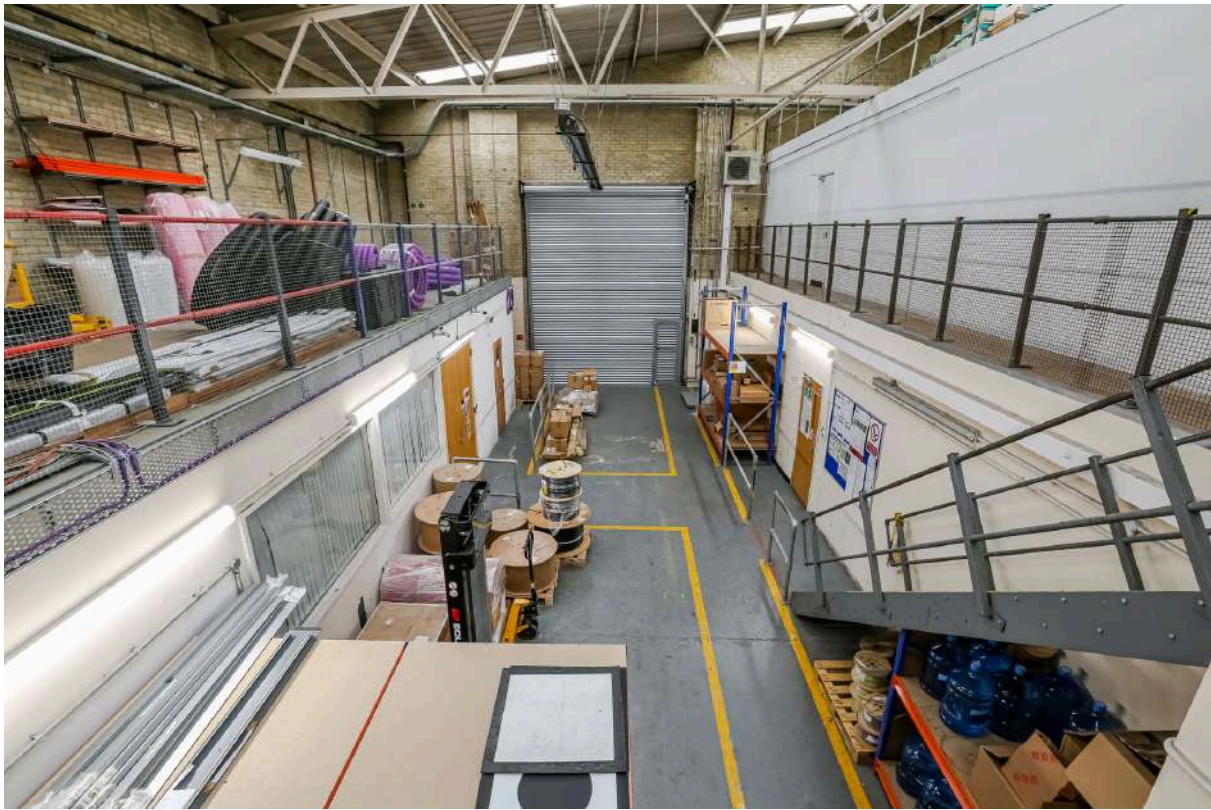
As a 24/7 base, night teams are able to meet on site and be operational in London very quickly, maintaining continuous operations without disrupting nearby residential areas and providing a strong logistical platform for London-wide project delivery.

The same occupier has remained in situ throughout successive corporate ownerships, including Panasonic and later Mutaes, underlining the long-term strategic suitability of both the property and its location.

Staff also benefit from the local environment, with Coulsdon Manor Hotel and Golf Club within walking distance via parkland, a large adjacent park used for lunch and exercise, a pleasant town centre with varied food options, and easy access to countryside walks and open green space.

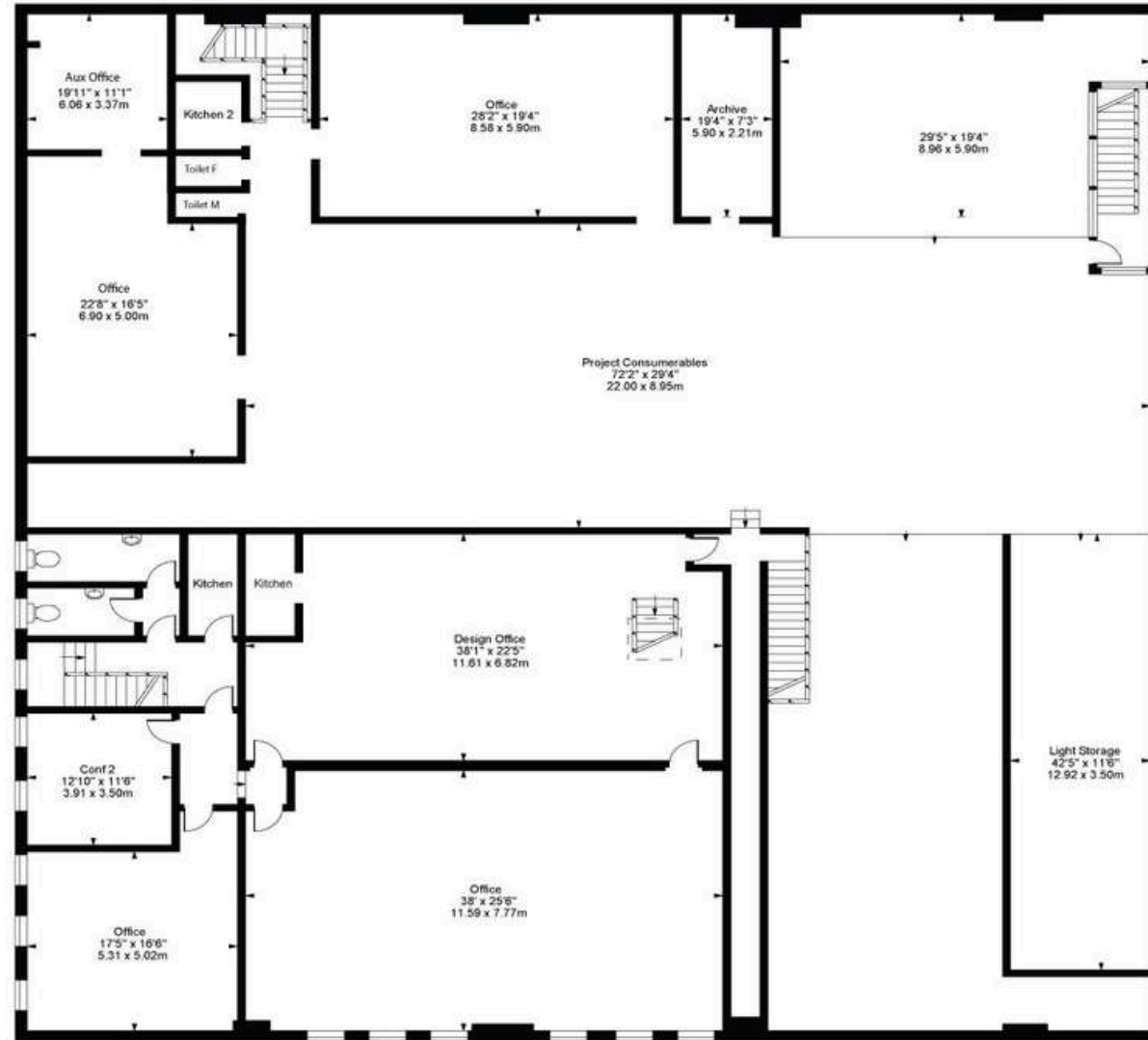
Overall, the property offers a proven blend of accessibility, operational practicality and staff amenity, demonstrated over more than two decades of continuous commercial use.





Ullswater Crescent, CR5 2HR

Approx. Gross Internal Area 17255 Sq Ft - 1603.04 Sq M



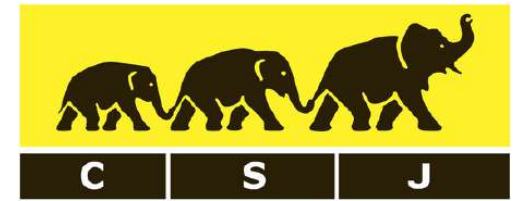
First Floor - 8622 sq ft



Ground Floor - 8633 sq ft

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



Lease & income

The property is currently let to Alan Dick Communications Limited with contractual expiry on 31 May 2027

The lease is excluded from the security-of-tenure provisions of the Landlord and Tenant Act 1954

Passing Rent: £208,000 pax

Terms

Offers in excess of: £3,000,000

Viewing

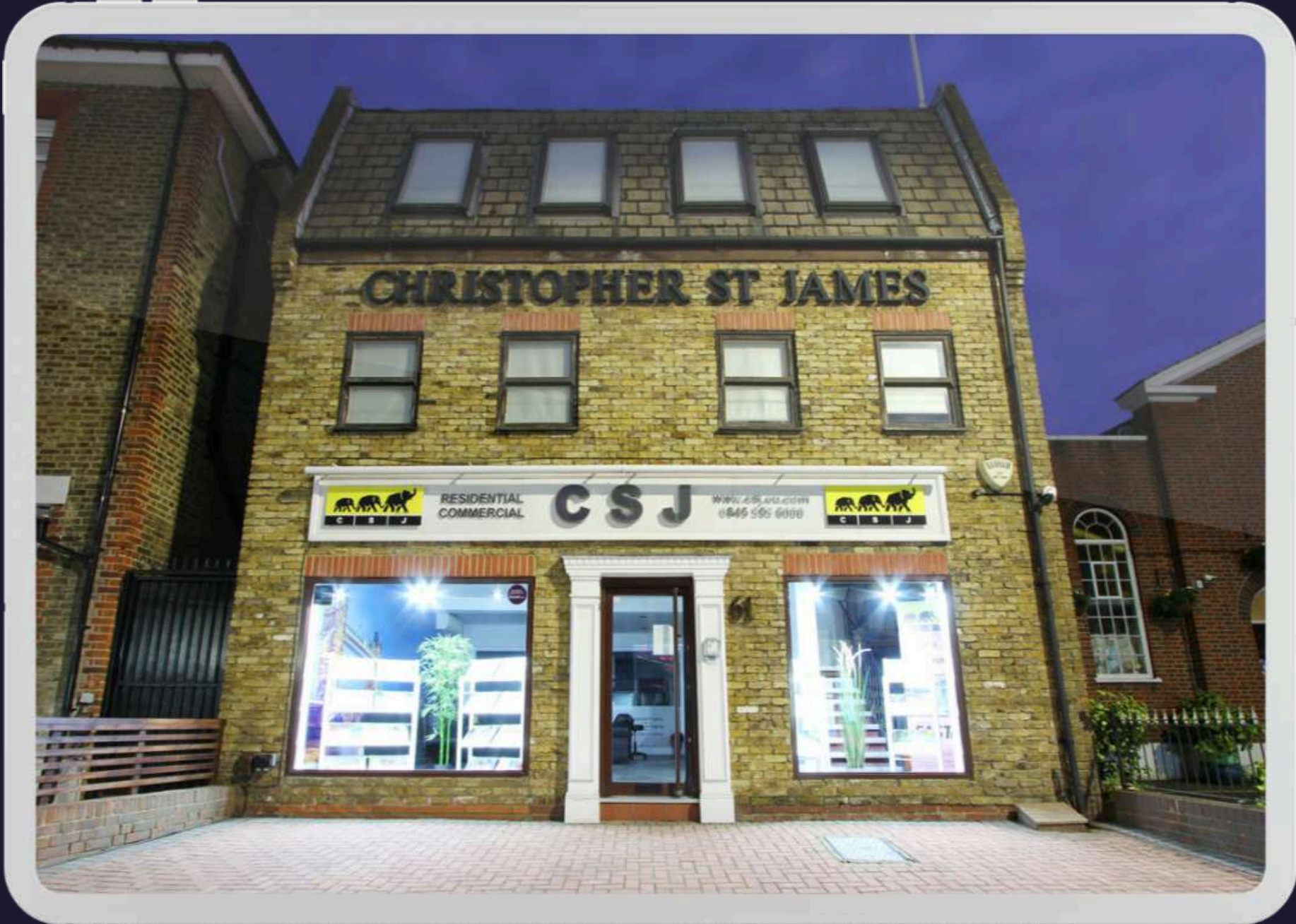
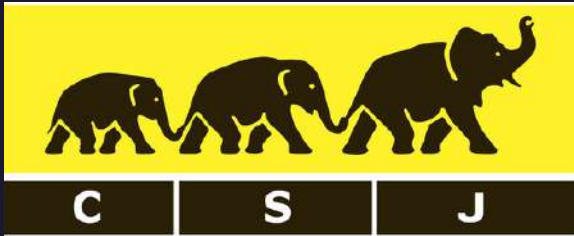
Viewings: Strictly by appointment only – Contact sole agents Christopher St James

Agent: Christopher Jones
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07951 955 005
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