

Chipstead Station Parade Coulsdon, Surrey CR5 3TE

Located in the popular Chipstead Station Parade development an opportunity to rent an office space with five usable office rooms with window frontage, kitchen and bathroom facilities totalling approximately 1035 internal square feet with a provision with off street parking to the rear. The property has availability for rent from August 2020 with terms available of either 3 or 5 years.

£25,000 Per Annum

Shop 1035.00 sq ft



FRONT ENTRANCE

Main glazed entrance door with entry phone system giving access through to:

Parking available for three vehicles.

The garage is not included within this Tenancy and is under the Assured Shorthold Tenancy of the flat above.

ENTRANCE LOBBY

5.36m x 0.94m (17'7 x 3'1)

Stairs providing access to the lower ground. Doorway providing access to the:

FRONT OFFICE

3.25m x 4.32m (10'8 x 14'2)

Glazed window fronting onto Chipstead Station Parade where there are two electric heaters and an entry phone system.

REAR OFFICE

4.22m x 3.61m (13'10 x 11'10)

Window to rear Electric heater. Wall mounted entry phone.

REAR OFFICE TWO

3.15m x 2.44m (10'4 x 8'0)

Windows to rear. Wall mounted electric heater. Entry phone system.

LOWER GROUND LEVEL

Lockable understairs storage cupboard. The stairs provide access to a lobby which also comprises of a further work space and under the stairs there is provision for canteen facilities which comprise of tiled walls and work surface with inset stainless steel sink drainer with cupboards below.

LOWER GROUND FLOOR FRONT OFFICE

4.14m x 4.39m (13'7 x 14'5)

Wall mounted entry phone. Opens through to:

REAR LOWER GROUND OFFICE ROOM

3.86m x 3.66m (12'8 x 12'0)

2 x windows to rear. Wall mounted entry phone.

REAR LOBBY

2.34m x 3.18m (7'8 x 10'5)

Connecting glazed door/window to the rear. Continuation of the kitchen units.

WC

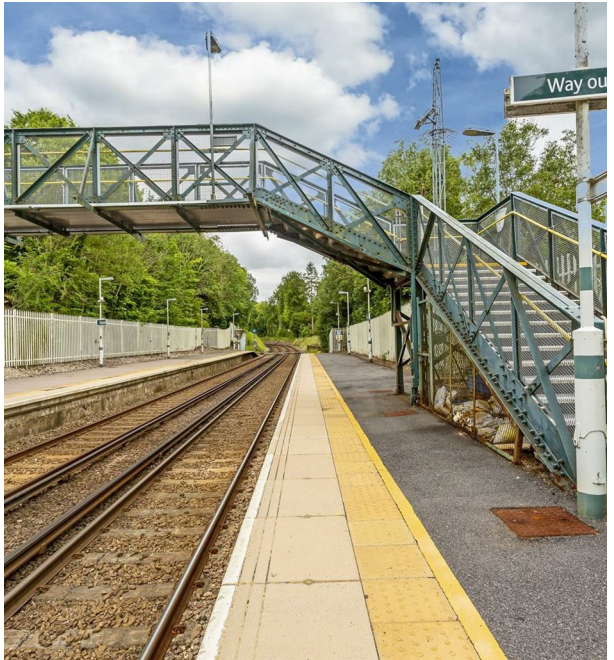
Low level WC. Corner mounted wash hand basin with tiled splashback and tiled floor. Extractor.

OUTSIDE

REAR

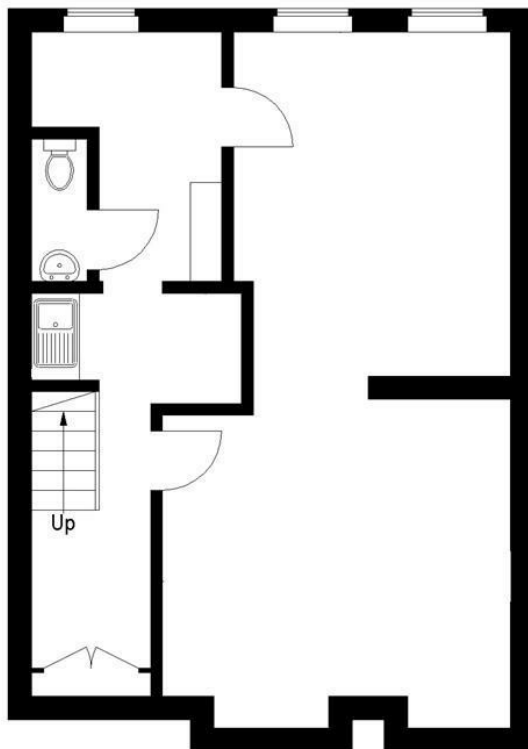
There is a patio courtyard with steps up to provide access to the:

REAR CAR PARK

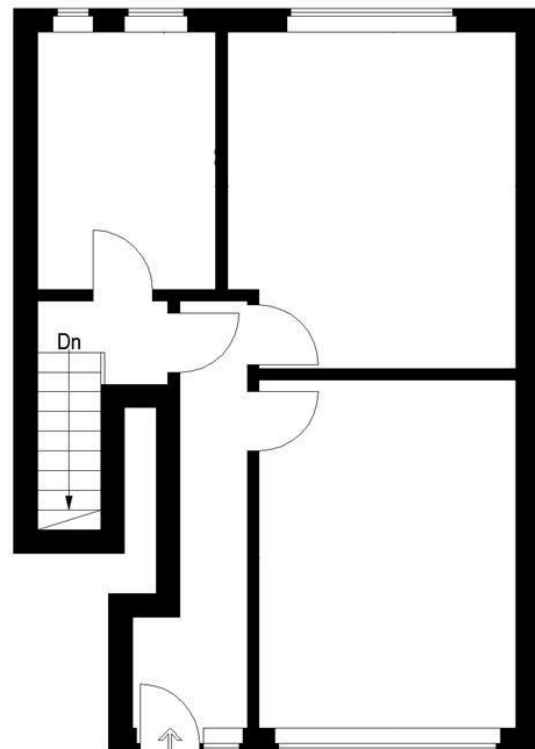


Chipstead Station Parade, CR5

Approximate Gross Internal Area
Ground Floor = 51.9 sq m / 559 sq ft
First Floor = 47.9 sq m / 515 sq ft
Total = 99.8 sq m / 1074 sq ft



Basement



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

