

MAKING
PROPERTY
WORK
SHW.CO.UK

SHW



TO LET

OFFICE – 535 SQ FT (49.70 SQ M)

Aero 16 Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JY

DESCRIPTION

Aero 16 offers an office suite available on flexible all inclusive terms.

LOCATION

Aero 16 forms part of the Redhill Aerodrome located 1.7 miles south of the A25 at Nutfield, itself a couple of miles east of Redhill town centre.

The Aerodrome is home to over 40 airport and non-aviation related businesses.

Road Distances:

- Redhill: 2.8 miles
- M25 Junction 8 (A217 / Reigate): 5.3 miles
- M25 Junction 6 (A22 / Godstone): 5.4 miles
- M23 Junction 9 (Gatwick): 6.0 miles

ACCOMMODATION (APPROX. NET INTERNAL AREAS)

| | SQ FT | SQ M | RENT (PER ANNUM) | PARKING |
|---------------|-------|-------|------------------|---------|
| Rooms 27 & 28 | 535 | 49.70 | £9,095 | 1 |

TERMS

The suite is available on new flexible all-inclusive lease from 12 months upwards, direct from the landlord on terms to be agreed.

RATES

Occupiers will be liable for the Business Rates, but may be eligible for Small Business Rates Relief. Parties should make their own enquiries with the Tandridge Business Rates Team.

AMENITIES

- On-site café
- On-site parking
- Shared tea point
- Suspended ceiling
- LED Lighting
- Carpeted
- Aluminium windows
- Blinds to windows
- Electric heaters

VAT

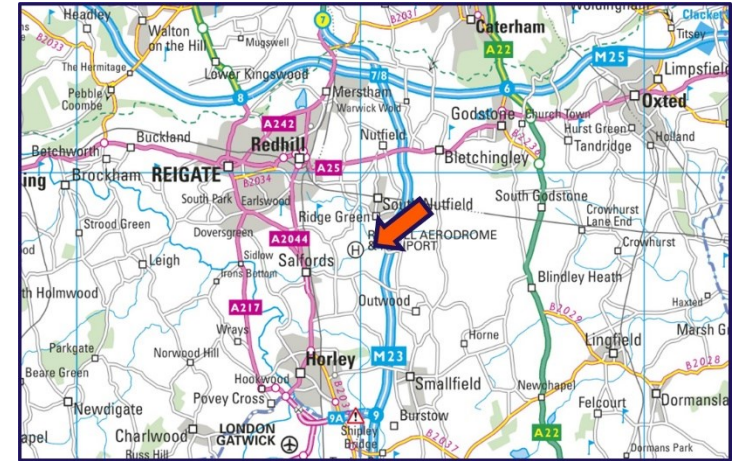
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Available on request.



VIEWINGS – 020 8662 2700

James Griffiths

t: 02086 622 711

Mark Skelton

t: 01372 840 296

e: jgriffiths@shw.co.uk

e: mskelton@shw.co.uk



@SHWProperty

SHW Property

SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan/ventilation systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316



VIEWINGS – 020 8662 2700

James Griffiths

t: 02086 622 711

e: jgriffiths@shw.co.uk

Mark Skelton

t: 01372 840 296

e: mskelton@shw.co.uk



@SHWProperty

SHW Property

SHW Property