



**MAKING
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TO LET

2 SELF CONTAINED OFFICES – 218 & 480 SQ FT (20.25 & 64.84 SQ M)

Phoenix House, Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JY

DESCRIPTION

Phoenix House is a modern purpose built office complex consisting of a number of small suites configured around a large central courtyard. The property provides high quality office accommodation in a unique and attractive working environment.

LOCATION

Phoenix House forms part of Redhill Aerodrome located appx 2.8 delete miles south East of Redhill off the A23 appx. 2 miles. The A25 at Nutfield is appx 1.7 miles.

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

Rail

Earlswood staion is 2.5 miles with direct trains to London Bridge 38 mins
 East Croydon 21 mins
 Gatwick airport 9 mins

ACCOMMODATION (NIA)

	SQ FT	SQ M	PARKING	RENT
Suite 10	480	44.59	1	£12,000
Suite 12	218	20.25	1	£4,300

RENT

Figures for each suite are provided above, exclusive of Business Rates, Service Charges and Insurance.

TERMS

The suites are available on new equivalent full repairing and insuring leases direct from the landlord, from 12 months upwards.

AMENITIES

- On-site parking
- Wi-Fi
- Shared tea point
- LED lighting
- Perimeter trunking
- Underfloor central heating
- Carpeted

RATES

Occupiers will be liable for the Business Rates, but may be eligible for Small Business Rates Relief.

Rateable Values:

Room 10 Phoenix House – £7,500
 Room 12 Phoenix House – £4,000

SERVICE CHARGE

There is a service charge for the upkeep of the building and common areas.

VAT

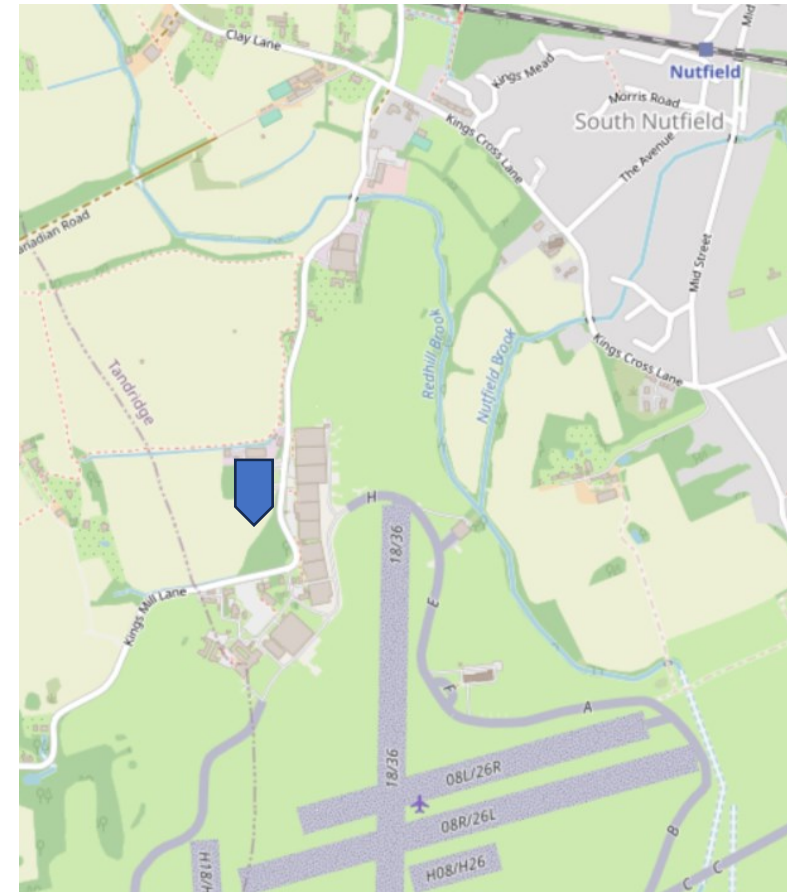
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



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VIEWINGS – 020 8662 2700

Rachel Good

t: 07740 449381

Mark Skelton

t: 01372 840 296

e: rgood@shw.co.uk

e: mskelton@shw.co.uk



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Internal Courtyard



Car Park



External Projection



Small Office Suite



Large Open Plan Office Suite



Internal Suite

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