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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 6,025 SQ FT (559.72 SQ M)**

**7 IO Centre , Salbrook Road, Salfords, Surrey, RH1 5GJ**

**DESCRIPTION**

Unit 7 is a well presented modern warehouse unit with a generous front yard area and 9 parking spaces, including 1 disabled space and 2 EV charging spaces.

The property is located to the rear of the estate and comprises ground floor warehouse accommodation and first floor offices.

The property benefits from a solid concrete floor in the warehouse as well as a full height roller shutter loading door.

**LOCATION**

Salfords Industrial Estate is located in Surrey between the towns of Redhill and Crawley. Junctions 8 and 9 of the M25 are situated to the north of the estate. The M23 offers excellent access to both Gatwick airport and the further M25 network.

The estate is approximately 3 miles south of Redhill town centre. Salfords train station is located within easy walking distance of the property and provides fast and direct rail services into London Victoria as well as Gatwick airport.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor warehouse	5,242	486.98
First Floor office	783	72.74
<b>TOTAL</b>	<b>6,025</b>	<b>559.74</b>

**AMENITIES**

- Generous Designated Front Yard
- 3 Phase Power
- Full Height Electric Loading Door
- First Floor Offices
- Eaves Height 6.35m to 8.35m
- 9 Parking Spaces (inc 1 disabled, 2 EV)
- 2 EV Charging Points
- Solar Panels

**RENT**

£17.50 psf  
£105,437.50 pax

**RATES**

The current Rateable Value of the property is £54,500 (2023 list)

**VAT**

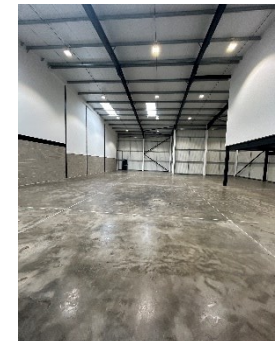
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees

**EPC**

The property has an EPC rating of A (5).



**VIEWINGS – 01293 441300**

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