

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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**MAKING
PROPERTY
WORK**
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FOR SALE

HI-TECH/OFFICE/WORKSHOP/WAREHOUSE – 11,603 SQ FT (1,077.92 SQ M)

**Aztec House, Unit 8 Perrywood Business Park, Honeycock Lane, Salfords, Redhill,
Surrey, RH1 5DZ**

DESCRIPTION

Unit 8, Perrywood Business Park consists of a two storey, brick built, hi-tech business unit. The ground floor is used for production/storage with the first floor as offices.

LOCATION

Perrywood Business Park is located to the north of Salfords (approx. 1.2 miles) and south of Redhill and approx. 1.5 miles south of Redhill Aerodrome. The premises is in a rural location with a rail bridge access from the Bonehurst Road.

Junction 8 of the M25 is located approximately 6.1 miles north and Junction 8 of the M23 is approximately 4.6 miles south.

Salfords provides a direct train journey to London St Pancras International of approximately 56 minutes and with Redhill Rail Station providing direct services to London Victoria (approx. 40 mins) and London Bridge (approx. 30-35 mins). Changing at Three Bridges allows an approx. 56 minute journey to Brighton.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	5,804	539.19
First Floor	5,799	538.73
TOTAL	11,603	1,077.92

PRICE

£2,320,000 freehold.

RATES

£75,000 (2023 List).

AMENITIES

- Generous parking provisions - 38 clear spaces
- 6 EV charging points / spaces
- Low site cover of 22%

Ground Floor - Production / Warehouse:

- Up and over loading door 3.4m wide x 3.0 m high
- Three phase power
- Gas (supplied but not used)
- 3.56m eaves height
- WC facilities
- Double glazed windows

First Floor - Offices:

- Fully fitted air conditioned offices (Air Source heat pump & electricity)
- Suspended ceilings with inset strip lighting
- Male & female WCs
- Kitchen
- Server room & associated data cabling

SERVICE CHARGE

There is an estate charge for the upkeep of the estate.

VAT

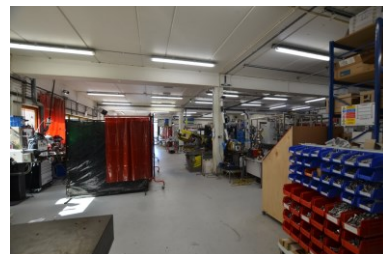
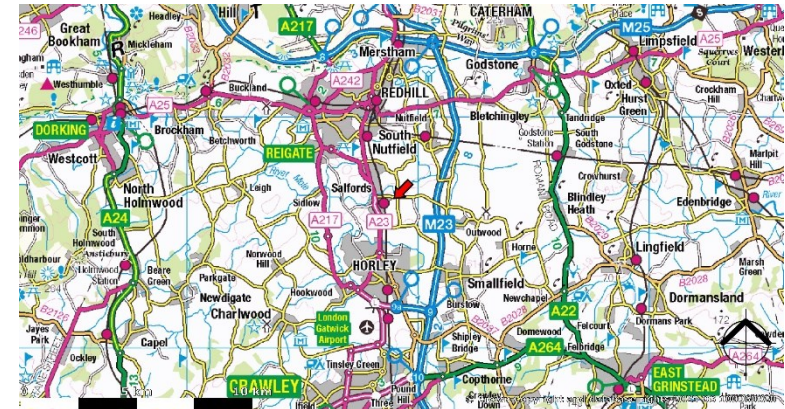
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



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