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**TO LET**

**OFFICE –3,500 SQ FT (325.15 SQ M)**

**Part Third Floor, Redhill Aerodrome Business Centre, Kings Mill Lane, Redhill, Surrey,  
RH1 5JZ**

**DESCRIPTION**

The property is the original HQ of Bristow helicopters and is now run as a business centre. The available space is on the third floor which will be refurbished to provide open plan accommodation with good natural light and can be split to suit occupiers' requirements.

The refurbishment will include LED lighting, open-plan space, new carpets, suspended ceilings.

**LOCATION**

Redhill Aerodrome is an attractive rural location which provides a unique and stimulating setting for modern business and is home to over 40 diverse companies.

It is well located being just off the A2044 (1.7 miles) between Redhill (3 miles) to the north and Gatwick (5 miles) to the south.

**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**

	SQ FT	SQ M
Part Third Floor	3,500	325.16

Approximate Net Internal Area

**AMENITIES**

- Comfort cooling
- 1:200 sq ft parking ratio
- On-site café
- Staffed reception
- Male and female WCs on each floor
- Lift

**RENT**

£12.00 per sq ft.

**TERMS**

The space is available on a new lease direct from the Landlord who manage the estate on site.

**RATES**

Occupiers will be liable for the Business Rates. We advise all interested parties to make their own enquiries with the Business Rates department at Tandridge District Council (01883 722 000).

**SERVICE CHARGE**

There will be a service charge to cover the upkeep of the common areas of the property and the estate.

**VAT**

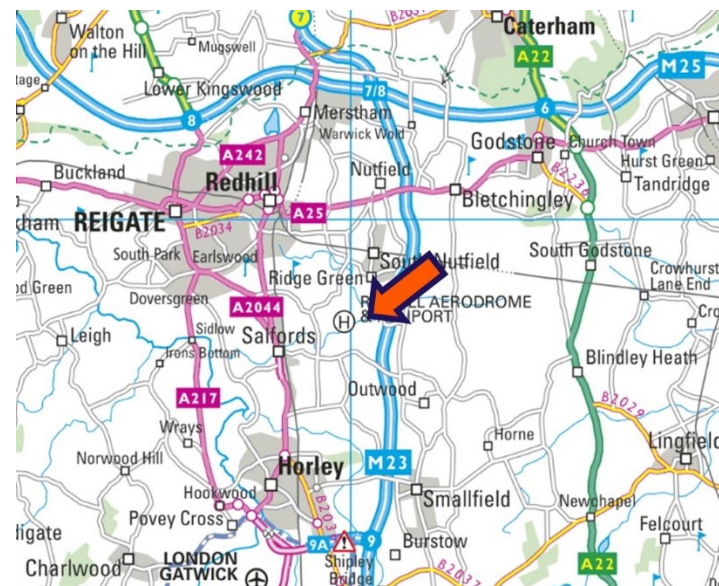
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 020 8662 2700**

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