

REDHILL  
**23**

HOLMETHORPE INDUSTRIAL ESTATE RH1 2GD



**TO LET**

INDUSTRIAL/WAREHOUSE  
UNITS FROM  
1,677 - 5,584 sq ft  
(155.84 - 518.77 sq m)

[www.redhill23.co.uk](http://www.redhill23.co.uk)



RED HILL **23**

## AS BUILT SPECIFICATION

### INDUSTRIAL/WAREHOUSE

- 10% Roof lighting
- 21 ft (6.5m) eaves height
- Powered loading doors 3.6m x 4.5m
- Sealed floor with 35KN/m2 floor loading
- W/C facilities

### OFFICES (UNITS 6 - 13)

- Suspended ceilings
- Recessed Cat 2 lighting
- Double glazing
- Perimeter trunking
- Carpet tiles

### EXTERNAL

- Designated and visitor parking
- Perimeter security fencing
- Electronic barrier
- Estate occupier signage

## DESCRIPTION

Redhill 23 is an established development of high specification industrial/warehouse units on a spacious and secure site. The development was built in 2008 with the units having profiled steel clad and brickwork elevations with panelled loading doors and pedestrian front doors.

## BUSINESS RATES

Further information on business rates for each unit is available on the Valuation Office Agency webpage. Alternatively the marketing agents can provide clarification on an individual unit basis

## VAT

We are advised VAT is applicable on the rental at the prevailing rate.

## TERMS

### Lease Terms

Full repairing and insuring leases are offered on terms to be agreed.

### Rents

Upon application.

### Legal costs

Each party to bear their own legal costs.

### Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available on request.

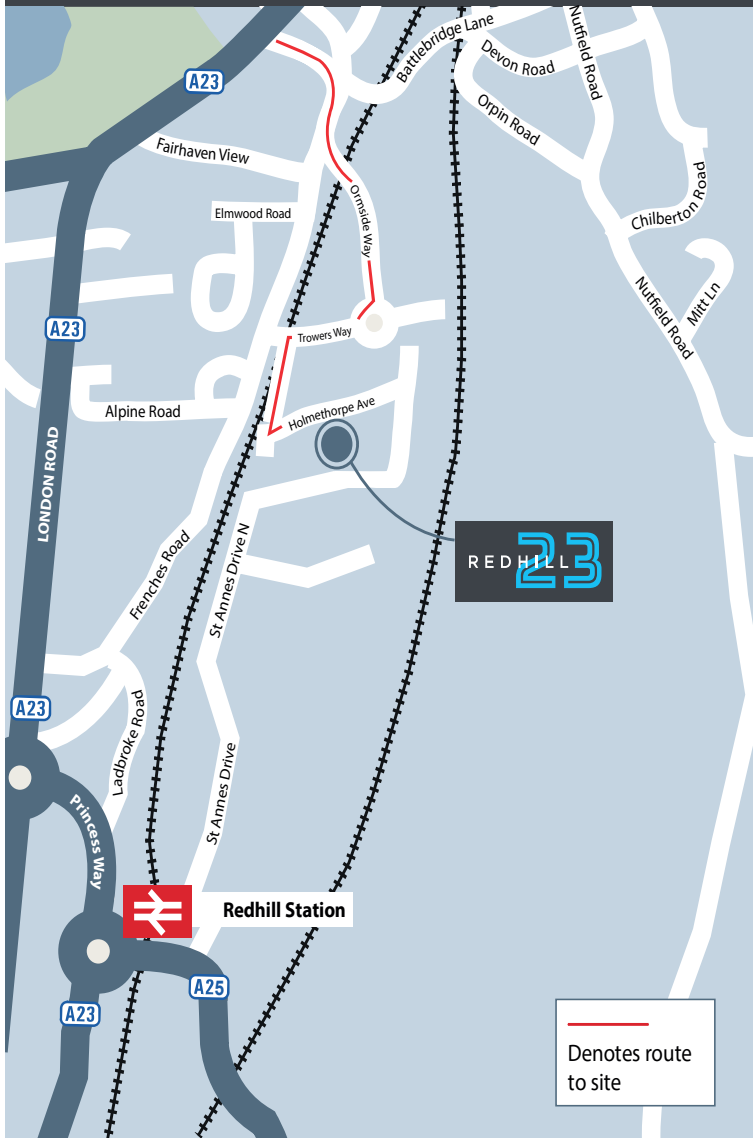
## EPC

Available upon request.



# REDHILL 23

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## VIEWING

Strictly by arrangement through the joint agents.

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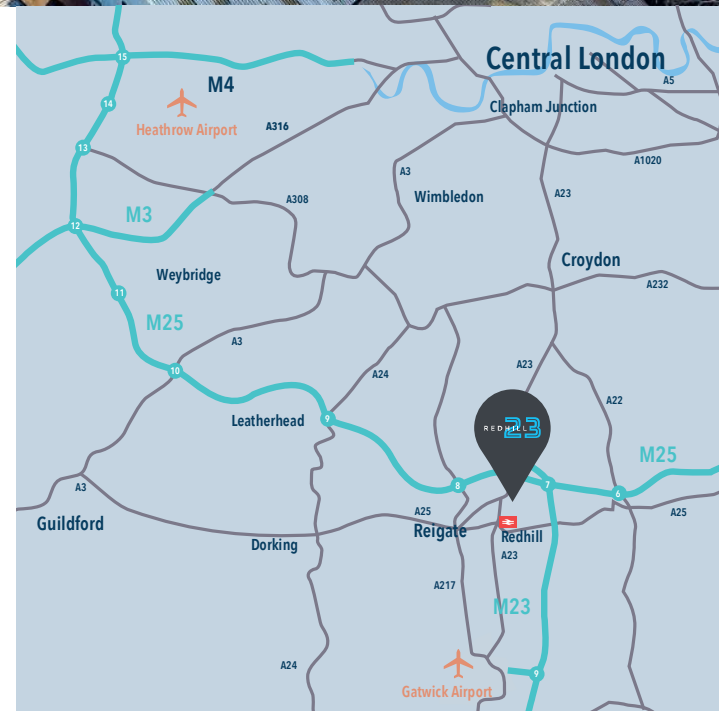
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**M&G**  
 REAL ESTATE

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TO LET - WAREHOUSE/INDUSTRIAL UNITS FROM  
1,677 – 3,301 sq ft (155.84 – 306.68 sq m)

## AVAILABILITY SCHEDULE NOVEMBER 2024

	Unit Type	Ground Floor Area (Sqft)	First Floor Area (Sqft)	SQ FT	Rent (per annum exclusive)	Availability
Unit 10	Warehouse & Office	2,702	599	3,301	£64,500	Available

Approximate Gross Internal Area