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TO LET

INDUSTRIAL AND WAREHOUSE – 5,802 SQ FT (539.01 SQ M)

60 Holmethorpe Avenue, Holmethorpe Industrial Estate, Redhill, Surrey, RH1 2NL

DESCRIPTION

The property comprises a semi detached industrial unit with brick elevations under a pitched roof. The unit benefits from ancillary offices to the front and the entire site is secured with palisade fencing. Accessed via Holmethorpe Avenue, there is a front forecourt for the parking of vehicles and a rear yard for loading.

LOCATION

The property is situated on the southern side of the well established Holmethorpe Industrial Estate, within 1 mile to the North East of Redhill town centre and Redhill Mainline Station, which provides regular services to London and the South Coast.

Access to the Estate is via Battlebridge Lane off the A23 London. The M25 is just 3 miles away, accessed via Junction 8 (Reigate Hill) and Junction 6 (Godstone).

Central London lies 20 miles to the North, Heathrow 30 miles to the West and Gatwick Airport 8 miles to the South.

ACCOMMODATION

	SQ FT	SQ M
Warehouse	5,187	481.88
Offices	615	57.13
TOTAL	5,802	539.01

(Approximate gross internal areas)

AMENITIES

- Secure palisade fencing and gate
- 0.29 acre self-contained site
- 14 parking spaces (8 front + 6 rear)
- Rear yard for storage and loading
- Kitchenette
- 3-phase electricity
- Established industrial location
- Full height electric roller shutter loading door
- U25 commercial gas supply

RENT

£82,500 per annum.

TENURE

A new lease is available from the Landlord on terms to be agreed.

RATES

Rateable Value - £26,000 (2023).

VAT

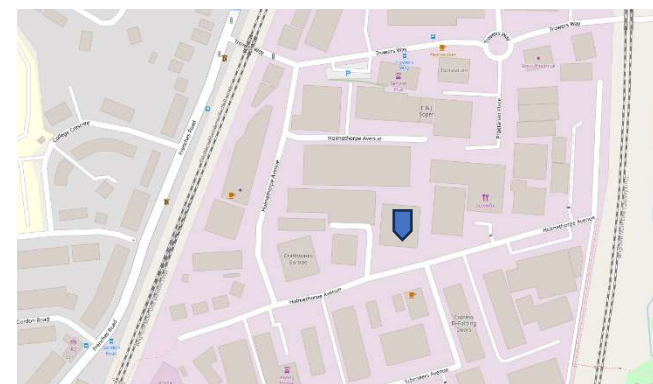
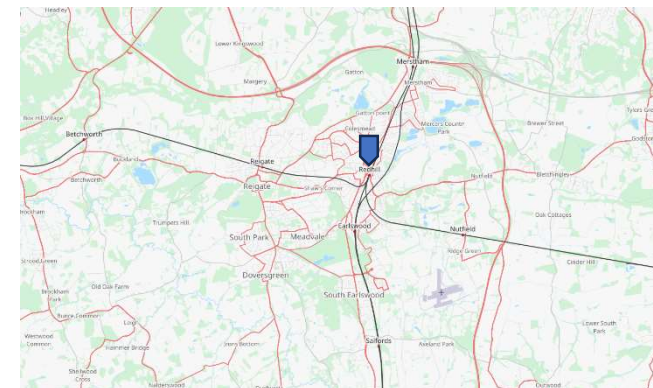
VAT will be charged on the quoting terms.

EPC

The property has an EPC rating of C.

WEBSITE LISTING

Follow the QR code link to SHW Website Listing.



VIEWINGS – 020 8662 2700

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