



UNIT 5

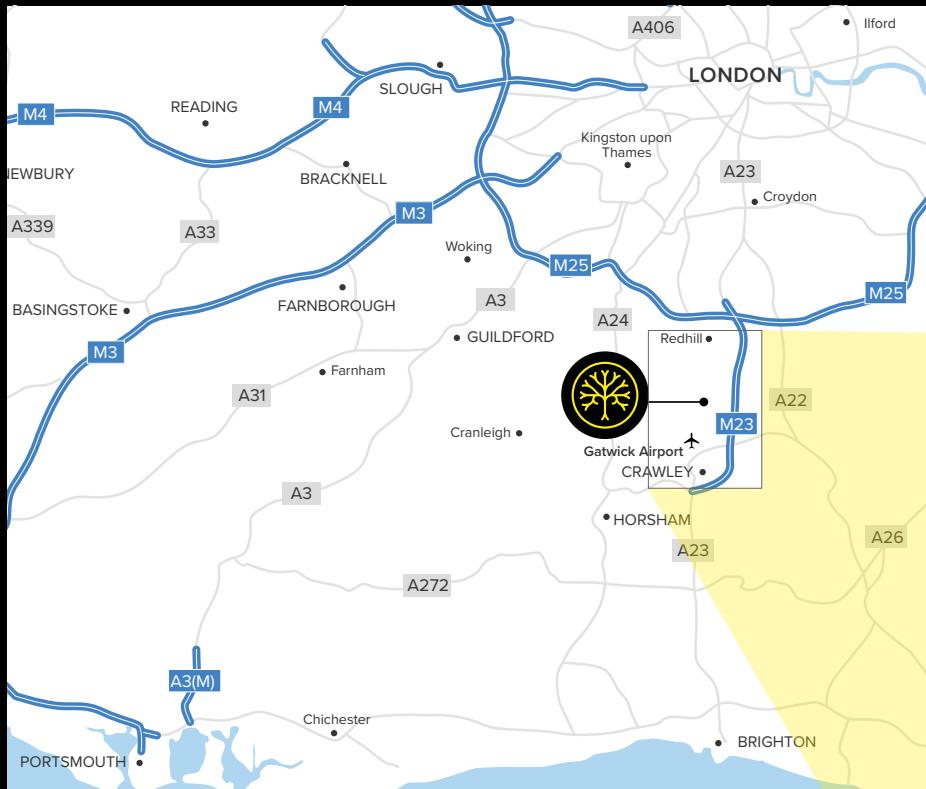
# ORCHARD TRADE PARK

FRONTING A23 / SALFORDS / REDHILL / RH1 5EL

To be Refurbished Trade Unit  
**4,494 sq ft**



**TO LET**

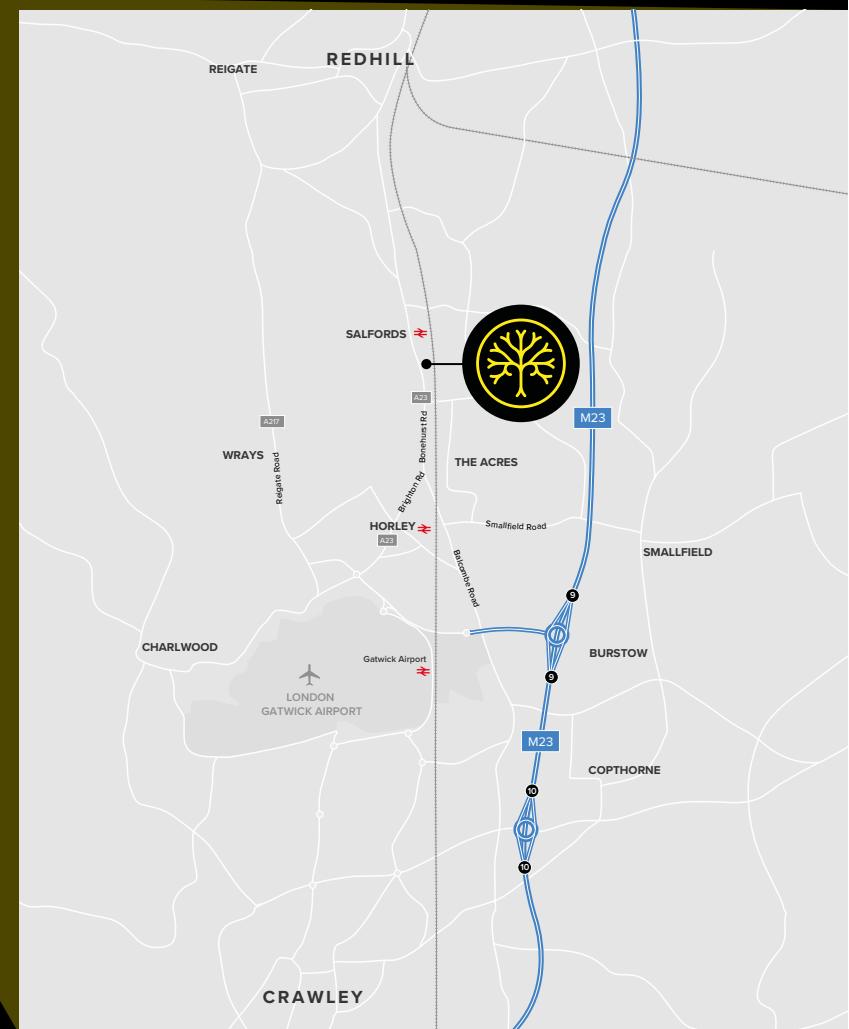


## LOCATION

Orchard Trade Park is prominently positioned on the A23 to the south of Redhill town centre and north of Gatwick Airport. The estate benefits from excellent communications with easy access to J9/M23, J8/M25 and routes up into south London via A23. Salfords rail station is a short walk with direct train services running between London Bridge and Horsham.

SAT NAV: RH1 5EL

J9/M23	4 miles	Redhill	6 minutes
J8/M25	6 miles	Gatwick Airport	6 minutes
Gatwick Airport	4 miles	East Croydon	24 minutes
London	24 miles	Horsham	29 minutes
Brighton	32 miles	London Bridge	43 minutes



# ORCHARD TRADE PARK



Other estate occupiers include:

Selco

Howdens

Screwfix

Tradeteam DHL

Vines of Gatwick BMW



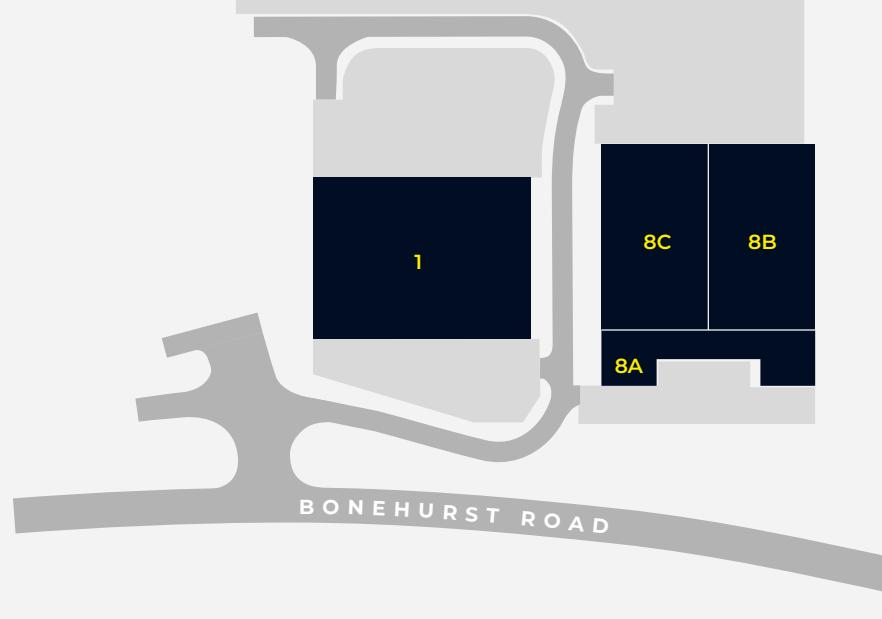
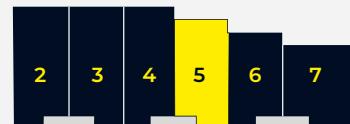
ORCHARD TRADE PARK / BONEHURST ROAD / SALFORDS / REDHILL / RH1 5EL

# UNIT 5

Unit 5 is one of a terrace of Trade Counter and warehouse units in this established location and will be comprehensively refurbished.

## FLOOR AREAS (measured gross internal)

GROUND	382.6 SQ M	4,118 SQ FT
FIRST	34.9 SQ M	376 SQ FT
<b>TOTAL</b>	<b>417.5 SQ M</b>	<b>4,494 SQ FT</b>





TRADE COUNTER UNIT TO BE COMPREHENSIVELY  
REFURBISHED



LARGE SERVICE YARD



STEEL PORTAL FRAME



FULL HEIGHT ROLLER SHUTTER DOOR



EAVES HEIGHT 5.6M APPROX



6 CAR PARKING SPACES OUTSIDE THE UNIT



TARGETING AN EPC B RATING



EXCELLENT NATURAL LIGHT



GAS AVAILABLE ON SITE IF REQUIRED



ORCHARD TRADE PARK / BONEHURST ROAD / SALFORDS / REDHILL / RH1 5EL



#### EPC RATING

Targeting an EPC B rating.

#### RATEABLE VALUE

Currently £38,000.

#### TERMS

The unit is available on flexible lease terms.

#### FURTHER INFORMATION

For further information, please contact the joint sole agents:



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