



REDHILL 23

HOLMETHORPE INDUSTRIAL ESTATE RH1 2GD



TO LET
INDUSTRIAL/WAREHOUSE
UNITS FROM
3,219 - 6,520 sq ft

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.

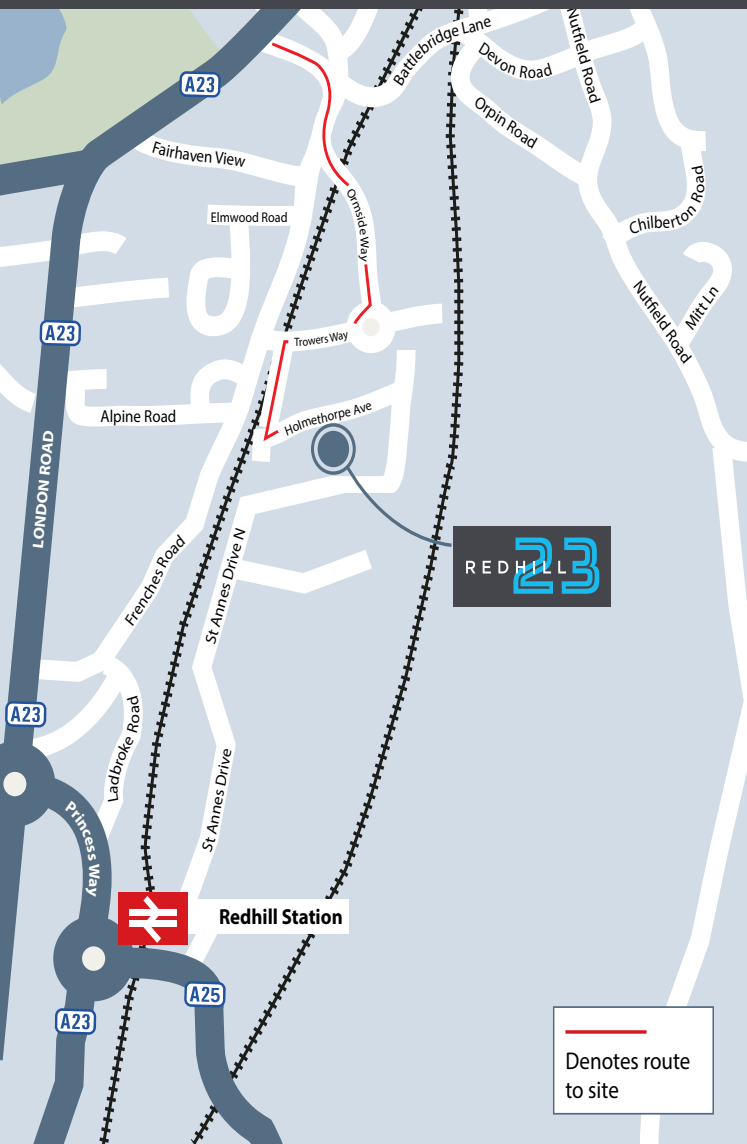
EPC

Available upon request.



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VIEWING

Strictly by arrangement through the joint agents.



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Unit	TOTAL		LET/AVAILABLE
	S.M.	SQ.FT.	
1	156	1,677	Let
2	159	1,714	Let
3	159	1,715	Let
4	159	1,713	Let
5	156	1,681	Let
6	255	2,745	Let
7	259	2,793	Let
8	260	2,796	Let
9	299	3,219	Available
10	307	3,304	Available
11	299	3,218	Let
12	361	3,891	Let
13	361	3,887	Let
14	156	1,684	Let
15	159	1,713	Let
16	159	1,714	Let
17	160	1,717	Let
18	154	1,663	Let