

17 TROWERS WAY

HOLMETHORPE INDUSTRIAL ESTATE | REDHILL

RH1 2LH



INDUSTRIAL PROPERTY TO LET

TO LET - 3,982 SQ FT (369.94 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- 50/50 style property
- 2.5m eaves in ground floor storage space
- Concrete floor in warehouse
- Parking
- Suitable for a variety of uses
- Well located for access to junction 7 & 8 M25

LOCATION

The property is situated in a prime location on the Holmethorpe Industrial Estate in Redhill. The estate is situated to the north of Redhill town centre.

Access to the M25 is via junction 7, 8 and 6 (via A25) and Redhill and Merstham train stations are within walking distance of the property and provide fast lines into central London.

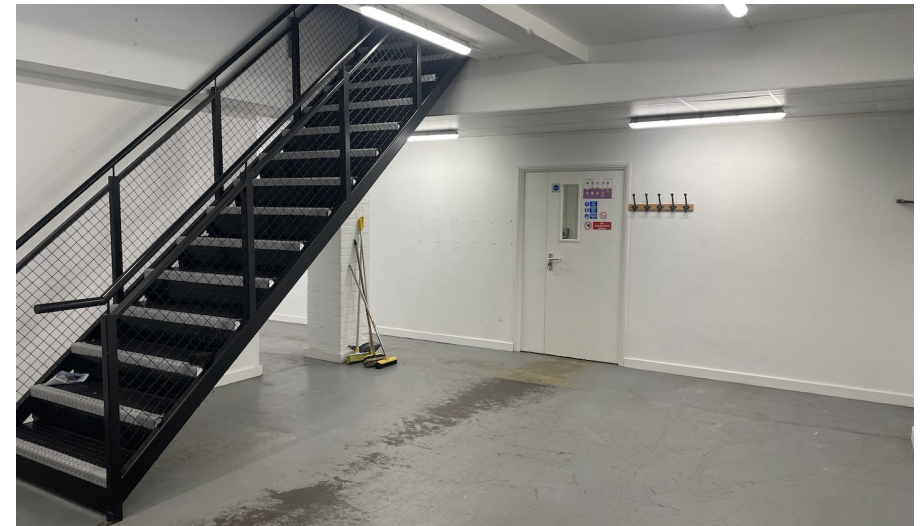
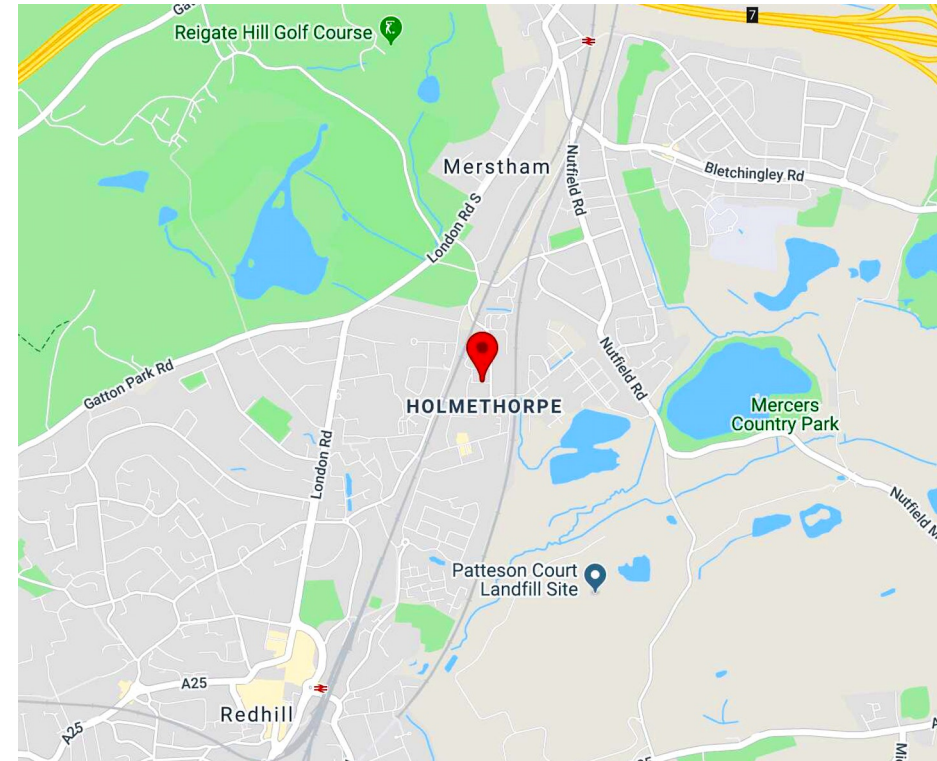
DESCRIPTION

The building comprises a mid-terrace 50/50 business-style property that provides ground-floor light industrial / storage accommodation and 1st floor offices.

Internally, the accommodation is laid out over two floors, with the ground floor offering a current commercial kitchen facility that could be converted to light production/storage/trade counter use. On the ground floor there is a WC and also a roller shutter entrance.

On the first floor of the property there is currently open plan offices and storage space.

The nature of the building makes it potentially suitable for a variety of uses, including: Trade Counter, Industrial/Storage or Economical Offices



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SUMMARY

- Rent: £45,000 per annum
- Available Size: 3,982 sq ft
- Rateable Value: On application
- Rates Payable: N/A
- EPC: D (85)



TERMS

The property is available by way of a new lease direct from the landlord on terms to be agreed.

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	1,991	184.97	Available
1st	1,991	184.97	Available
TOTAL	3,982	369.94	

Floor areas are approximate GIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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