



## 35 Ormside Way

Holmethorpe Industrial Estate, Redhill, RH1 2LW

### Warehouse Showroom/Trade Counter/Light Industrial with ancillary offices

**3,356 sq ft**  
(311.78 sq m)

- Trade counter/ showroom double glazed entrance
- Forecourt parking for 6 cars/vans
- Loading bay
- Approx 5.7m eaves height
- 2 rear loading doors
- 3 phase electricity

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## Summary

<b>Available Size</b>	3,356 sq ft
<b>Rent</b>	£13 per sq ft per annum
<b>Rates Payable</b>	£12,849.25 per annum Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or <a href="http://www.reigate-banstead.gov.uk">www.reigate-banstead.gov.uk</a>
<b>Rateable Value</b>	£25,750
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (62)

## Location

The established Holmethorpe Industrial Estate, is located within approx. 1 mile to the north east of Redhill town centre. The building is situated on the western side of Ormside Way, the main access road on to the Holmethorpe Estate from the A23 London Road via Battlebridge Lane. Redhill rail station provides fast and regular services to the south coast, Gatwick Airport and Central London. Gatwick Airport is within 10 miles to the south via the A23 and the M25, 3 miles to the north west at Junction 8 and 7 miles east at junction 6.

## Description

A mid-terrace, single storey steel portal framed unit having the benefit of loading facilities to both front and rear elevations. Integral two storey ancillary accommodation is located at the front of the building beside the front-loading bay which has been fitted with a double glazed showroom / trade entrance whilst retaining the powered loading door for security. There are two manually operated loading doors to the rear.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Accommodation

The accommodation comprises the following areas:

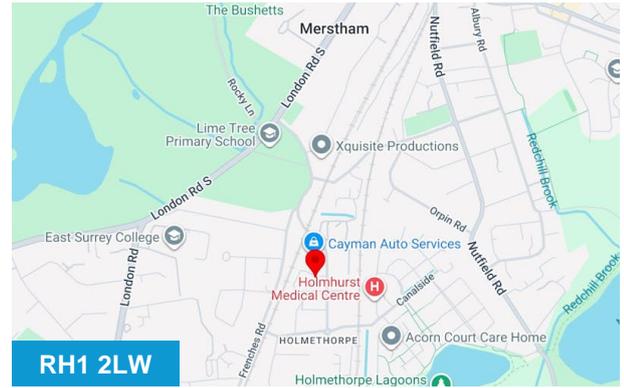
Floor/Unit	Description	sq ft	sq m
Ground	Warehouse & Reception	2,730	253.63
Ground	Entrance & reception	314	29.17
1st	Office & Ancillary	312	28.99
<b>Total</b>		<b>3,356</b>	<b>311.79</b>

## Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



## Viewing & Further Information



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