

TO LET

**INDUSTRIAL UNIT
WITH PARKING
4,679 SQ FT // 434.7 SQ M**

25 Ormside Way, Holmethorpe Industrial Estate, Redhill,
RH1 2LW



Summary

Available Size	4,679 sq ft
Rent	£56,000 per annum exclusive.
Business Rates	A Rateable Value of £55,000 with a UBR of 48 p in £.
Service Charge	A service charge is applicable, further details available upon request.
EPC Rating	Upon enquiry

Location

The property is situated within the well-established Holmethorpe Industrial Estate, which serves as Redhill's primary industrial and commercial hub. This strategic location is approximately one mile north of Redhill town centre, offering convenient access to a range of local amenities and services. Additionally, the estate benefits from excellent connectivity, with direct access to the A23 and close proximity to Junction 8 of the M25, facilitating links to the wider motorway network and key business destinations across the region.

Description

The property comprises a modern, single-story industrial unit constructed with a steel portal frame, offering versatile warehouse accommodation at ground floor level, a partial mezzanine for additional storage, and well-appointed office space on the first floor which includes a glass partitioned meeting room. The premises benefit from WC facilities on both the ground and first floors, along with a dedicated kitchen area on the first floor. Externally, the property features a front forecourt providing convenient on-site parking and efficient loading access via an electric roller shutter door. There is an additional parking space to the rear of the unit. Furthermore, the unit is equipped with a three-phase electricity supply.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor	2,665	247.59
First Floor Part Mezzanine Storage	661	61.41
First Floor Offices	1,353	125.70
Total	4,679	434.70

Terms

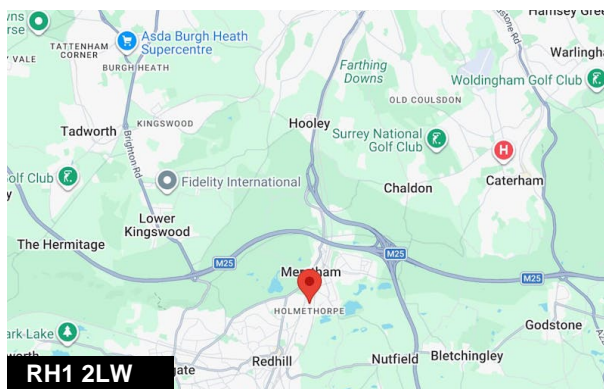
The premises are available by way of an assignment of the existing lease which expires in 2030. Interested parties should note that a new lease may be available directly with the Landlord if preferable.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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