

TO LET

INDUSTRIAL/WAREHOUSE UNIT 3,790 SQ FT// 352 SQ M

34A Holmethorpe Avenue, Redhill, RH1 2NL



Summary

Available Size	3,790 sq ft
Rent	£41,500 per annum exclusive
Business Rates	Rateable Value of £31,250 with a UBR of 48.0 p in £
EPC Rating	D (87)

Location

Redhill is located approximately 20 miles south of central London and 6 miles north of Gatwick Airport. The town lies at the intersection of the A23 and A25, around 2 miles from junction 8 of the M25 London orbital motorway.

Description

Holmethorpe Avenue occupies a well-established position within one of Redhill's principle industrial and business locations. Unit 34a is a versatile business unit, providing a combination of ground floor warehouse and first floor office/storage accommodation, together with a parking area to the front for approximately 5 cars.

The ground floor warehouse benefits from a predominantly open plan layout. Access is provided via an electric roller shutter door, measuring approximately 4.38m wide by 3.8m high. The unit also benefits from a 3 phase power supply and maximum head height of 6.18m.

The ground floor office accommodation is accessed via a pedestrian door to the front. There is another door which interconnects to the main warehouse. The office is finished with carpeted floors, fluorescent strip lighting and painted walls. There is a dedicated kitchen area to the rear, as well as two separate WC's. An internal staircase provides access to the first floor accommodation, comprising a further office suite, additional storage and a WC. We understand that this layout could be changed by an incoming tenant subject to approval.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor	2,362	219.44
First Floor Office	236	21.93
Mezzanine	1,192	110.74
Total	3,790	352.11

Terms

A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Alexander Mullett
01444 443400
am@crickmay.co.uk



Phoebe Taylor
01444 443400
pt@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

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