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WELCOME TO
COPYHOLD
WORKS





Copyhold Works, Nutfield Road, Redhill, Surrey, RH1 4BA

Open Storage Yards

TO LET

PROPERTY SUMMARY

- **Secure open storage yards to let**
- **Bespoke yards available to suit occupier's needs**
- **Wide access road direct from A25**
- **Coded Electric Gates at entrance**
- **To be let until October 2027 with potential to extend**
- **Well positioned for Gatwick Airport, the M23 and M25**
- **Fully fenced and gated**
- **24/7 Access & On-Site Security**
- **Rent is inclusive of business rates**
- **Storage containers also available to rent**

LOCATION

The property is located just outside Redhill Town Centre on the A25. The site is positioned about 1 mile to the East of Redhill, 7 miles North of Gatwick Airport and between Junctions 6 and 7 (M23) of the M25. Redhill benefits from excellent road and rail connections with Redhill Mainline Train Station providing regular services to East Croydon, London, Brighton, Guilford, Reading and Gatwick Airport.

DESCRIPTION

Secure open storage yards and storage containers available at Copyhold Works to suit occupier's needs. The yards enjoys direct access from the A25 via a wide concrete access road. The yards will either have a concrete base or tarmac plannings. All yards will be fenced and gated and enjoy 24 hour access. There are electric gates at the main entrance and the site has 24 hour security guard protection.

Storage Containers and bespoke yards available to suit occupiers' needs.

VAT - We understand that VAT is applicable to the rent.

BUSINESS RATES – Rent to be inclusive of business rates

LEGAL COSTS - Each party is to bear their own legal costs

SERVICE CHARGE – The service charge is set at 8% of the annual rent

For further information or to view please contact
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TERMS

The yards and storage containers are available by way of new leases until October 2027, with potential to extend until October 2029 or beyond. Current availability and pricing are as detailed in the below table. The service charge is set at 8% of the annual rent. We understand that VAT is applicable to the rent and service charge. **Also see aerial view of available sites on final page. Subject to Contract**

Compound	Rent
Compound M – 6,500 sq.ft (604 sq.m)	£5.00 per square foot (Including Business Rates)
Compound D – 4,360 sq.ft (405 sq.m)	£5.00 per square foot (Including Business Rates)
Compound C – 9,280 sq.ft (862 sq.m)	£5.00 per square foot (Including Business Rates)







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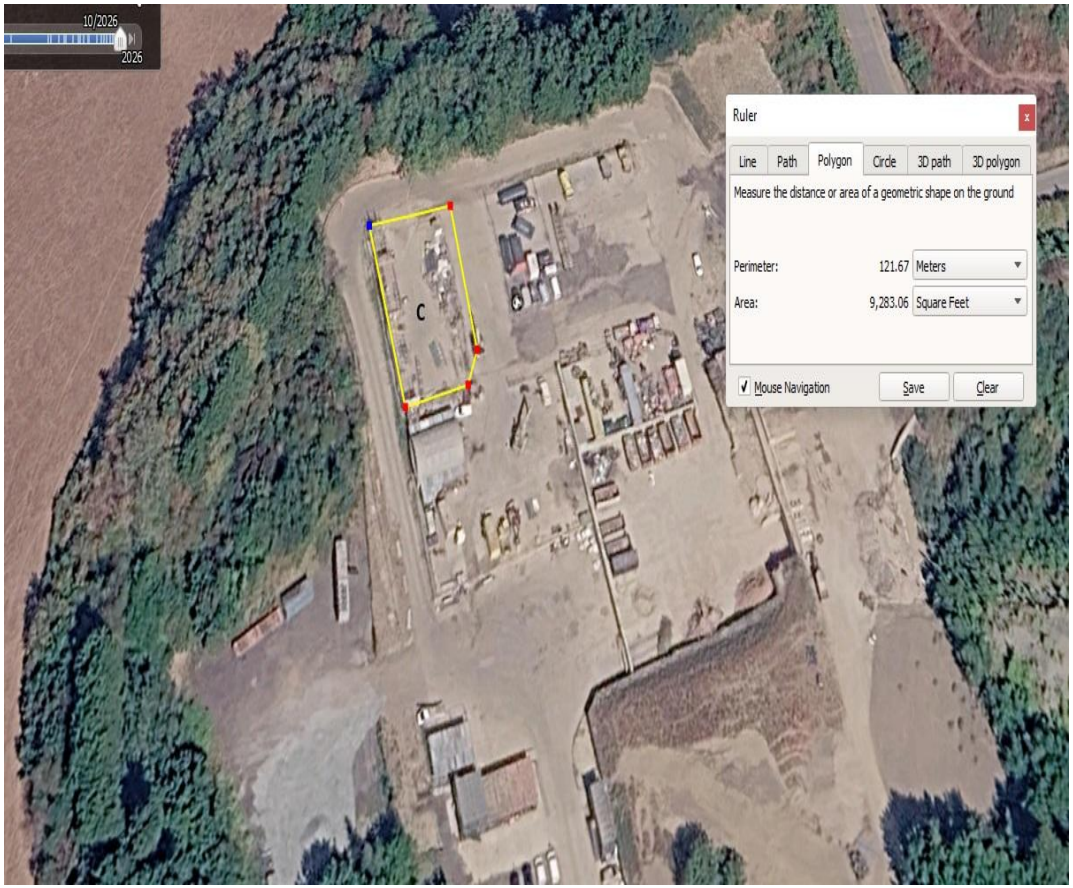

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