



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 by of licence agreement 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 – Licence fee 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

Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



TERMS

The yards and storage containers are available by way of new licence agreements until October 2027, with potential to extend until October 2029. 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. **Subject to Contract**

Concrete Surface	
Up to 10,000 sq ft	£5.00 per square foot
Over 10,000 sq.ft	£4.50 per square foot
Permeable Surface	
Up to 10,000 sq.ft	£4.50 per square foot
Over 10,000 sq.ft	£4.00 per square foot







DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.