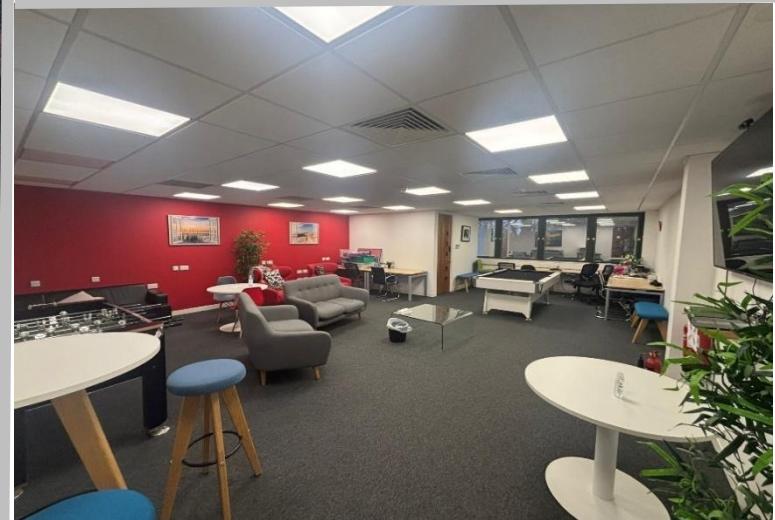




Ground Floor, Unit 4, Perrywood
Business Park, Redhill, RH1 5DZ

Warehouse / Light
Industrial + Offices



TO LET

PROPERTY SUMMARY

- **Ground floor warehouse / light industrial unit**
- **Ancillary offices also potentially available**
- **Attractive and secure business park**
- **Convenient location on the outskirts of Redhill and near Salfords station**
- **Positioned close to the A23 and 5 miles from Junction 8 of the M25**
- **Warehouse / Light industrial – 1,904 sq.ft (176.9 sq.m) + offices if required**
- **On-site parking available**

LOCATION

Perrywood Business Park enjoys a peaceful and secluded location, close to the centre of Salfords and Redhill. Salfords is located 3 miles to the South of Redhill and 3.5 miles to the North of Gatwick Airport. The property benefits from excellent road connections, being positioned just off the A23 which provides access to the M25 via Junction 8 at Reigate (5 miles) and Junction 9 of the M23 (4.6 miles). Salfords train station is located only half a mile to the West.

DESCRIPTION

Self-contained ground floor open plan warehouse / light industrial unit which can either be let on its own or together with the adjoining ground floor offices. The warehouse has double glazing and a gas heater (not tested). The adjoining offices, if required, comprise a mix of open plan and partitioned space along with modern kitchen facilities and separate male and female toilets. The offices benefit from double glazing, full carpeting, suspended ceiling with heating vents and recessed LED lighting. On-site parking is available.

For further information or to view please contact

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Chris Richards MRICS Tel: 01737 222835
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TERMS

Our client is looking to sub-let either just the warehouse / light industrial unit separately or together with the adjoining ground floor offices on the following terms:-

Address	Size		Rent (per annum)	Other Terms
	Sq.ft	Sq.M		
Warehouse / Light Industrial	1,904	176.89	£25,000	Term to be agreed up to December 2030
Warehouse / Light industrial Offices	1,904	110.37	£39,250	Term to be agreed up to December 2030
	1,188	110.36		

Notes:-

- i) An additional fixed "service charge" will be payable to cover business rates, utilities, repairs and maintenance.
- ii) A smaller section of the offices can potentially be made available to suit occupier's needs

VAT

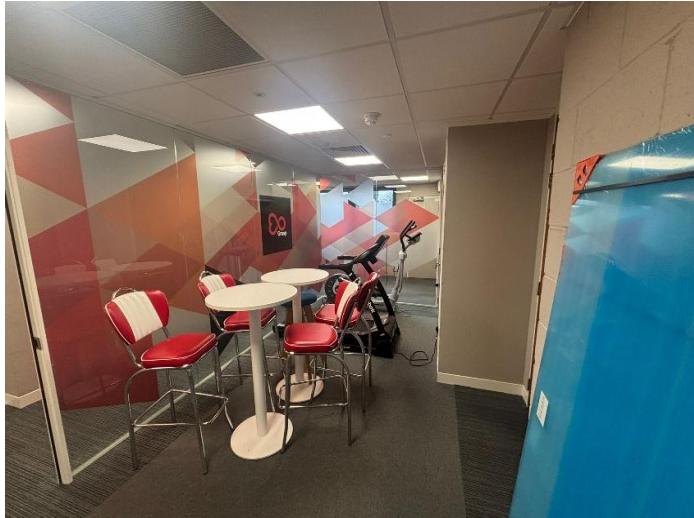
We understand that VAT is applicable to the rent and other outgoings.

BUSINESS RATES

To be confirmed

EPC To be assessed

COSTS Each party is to bear their own legal costs.



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