

HOLMETHORPE INDUSTRIAL ESTATE RH1 2GD

# TO LET

INDUSTRIAL/WAREHOUSE UNITS FROM 1,677 - 5,584 sq ft (155.84 - 518.77 sq m)

www.redhill23.co.uk







## INDUSTRIAL/WAREHOUSE

- Powered loading doors 3.6m x 4.5m Sealed floor with 35KN/m2 floor loading
- W/C facilities

## **OFFICES (UNITS 6 - 13)**

- Recessed Cat 2 lighting
- Double glazing

### **EXTERNAL**

- Designated and visitor parking

- Estate occupier signage

#### **DESCRIPTION**

Redhill 23 is an established development of high specification industrial/warehouse units on a spacious and secure site. The development was built in 2008 with the units having profiled steel clad and brickwork elevations with panelled loading doors and pedestrian front doors.

### **BUSINESS RATES**

Further information on business rates for each unit is available on the Valuation Office Agency webpage. Alternatively the marketing agents can provide clarification on an individual unit basis

#### **VAT**

We are advised VAT is applicable on the rental at the prevailing rate.

#### **TERMS**

#### **Lease Terms**

Full repairing and insuring leases are offered on terms to be agreed.

#### Rents

Upon application.

## Legal costs

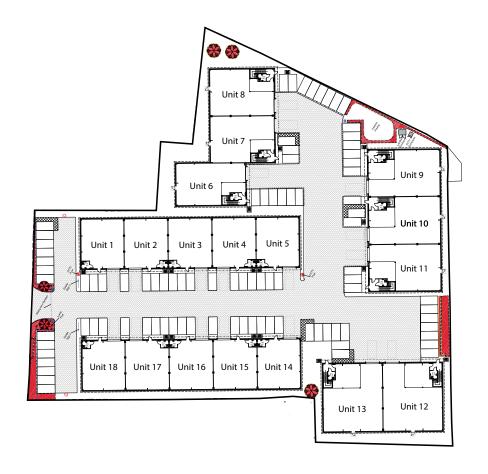
Each party to bear their own legal costs.

#### **Service Charge**

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available on request.

## **EPC**

Available upon request.







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## **VIEWING**

Strictly by arrangement through the joint agents.



Robert Bradley-Smith robert.bradley-smith@ryan.com M: +44 (0) 7469 854799

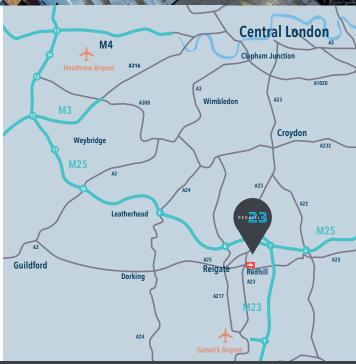


Charlie McKechnie cmckechnie@shw.co.uk T: +44 (0) 20 8662 2737

Alex Gale alex.gale@shw.co.uk T: +44 (0) 20 8662 2704



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