



Open Storage Yard

1 Trowers Way, Redhill, RH1 2LH

Open storage yard on a self-contained site in a sought after location

12,000 sq ft
(1,114.84 sq m)

- Self-contained site
- Sought after location

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Summary

Available Size	12,000 sq ft
Rent	Rent on application
Business Rates	To be reassessed. Interested parties should make their own enquiries.
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Location

The site is prominently located on the northern side of Trowers Way, opposite the junction with Holmethorpe Avenue. Holmethorpe Industrial Estate is located just outside the Redhill town centre and benefits from excellent road and rail connections.

Access onto the Holmethorpe Estate is via Battlebridge Lane to the north and Frenches Road to the west, which both link up with the A23 (London Road) linking Redhill with the M25 and M23 National Motorway network.

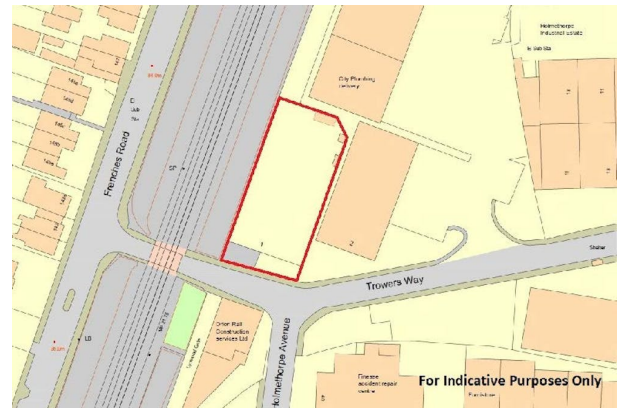
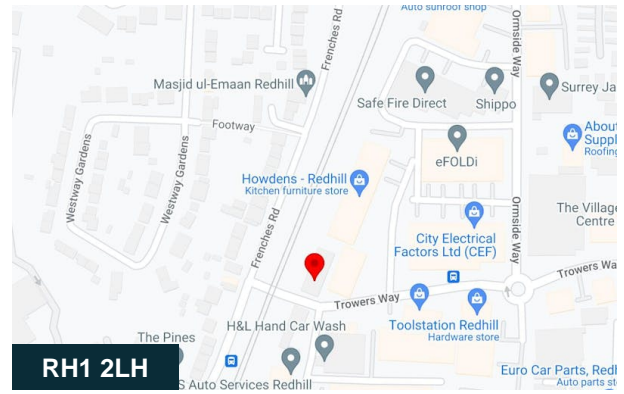
Redhill and Merstham train stations are both approximately 1 mile from the property, providing regular, direct services to Croydon, London, Reading and Gatwick.

Terms

A new lease is available direct from the landlord on terms to be agreed.

Planning

A planning application is being submitted for the demolition of the existing light industrial building and a change of use to storage and distribution use, including the erection of two stacked portacabins (Class B8).



Viewing & Further Information



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