

TO LET

MANAGED OFFICE SUITES – 336 - 1,961 SQ FT (31.21 - 182.18 SQ M) Redhill Aerodrome Business Centre, Kings Mill Lane, Redhill, Surrey, RH1 5JZ

DESCRIPTION

The Business Centre offers an array of office suites, within a managed building with staffed building reception.

LOCATION

The Business Centre forms part of the Redhill Aerodrome located 1.7 miles south of the A25 at Nutfield, itself a couple of miles east of Redhill town centre. The Aerodrome is home to over 25 airport and non-aviation related businesses.

Road Distances:

Redhill: 2.8 miles

M25 Junction 8 (A217 / Reigate): 5.3 miles M25 Junction 6 (A22 / Godstone): 5.4 miles M23 Junction 9 (Gatwick): 6.0 miles

ACCOMMODATION (NIA)

	SQ FT	SQ M	RENT
Suite 15	336	31.21	£574 pcm
Suite 16	678	62.99	£1,158 pcm
Suites 18-20	947	87.98	£1,618 pcm

Rent is inclusive of service charge.

RENT

As per above matrix. Per annum exclusive of VAT.

AMENITIES

- Staffed building reception
- Passenger lift
- On-site café
- On-site parking
- Shared tea point
- Meeting room for hire
- Suspended ceiling
- LED lighting
- Perimeter trunking
- Perimeter central heating
- · Comfort cooling to some suites
- Wi-Fi

TERMS

The suites are available on new leases direct from the Landlord, on terms to be agreed from 12 months upwards.

RATES

Occupiers will be liable for the Business Rates, but may be eligible for Small Business Rates Relief.

We advise all interested parties to make their own enquiries with the Business Rates department at Tandridge District Council (01883 722 000).

VAT

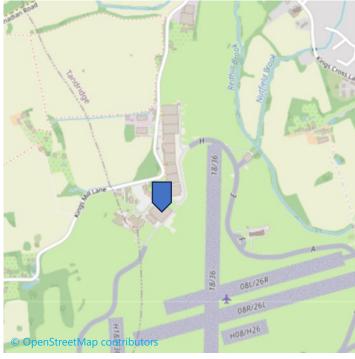
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.





VIEWINGS - 020 8662 2700

Mark Skelton

James Griffiths t: 02086 622 711

t: 01372 840 296

e: jgriffiths@shw.co.uk

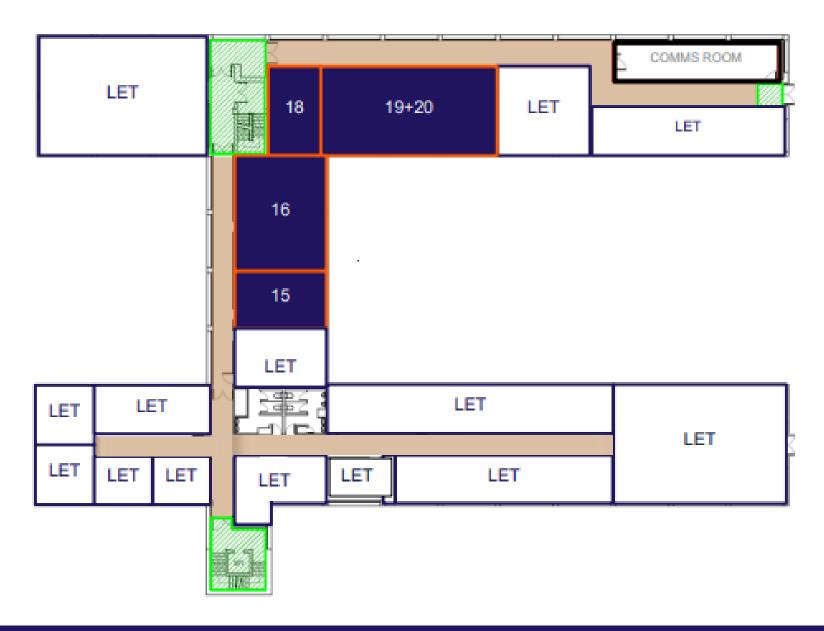
e: mskelton@shw.co.uk



MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316





VIEWINGS - 020 8662 2700

Mark Skelton

James Griffiths t: 02086 622 711

t: 01372 840 296

e: jgriffiths@shw.co.uk

e: mskelton@shw.co.uk

@SHWProperty

in SHW Property

