



**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**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**

Z

**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**

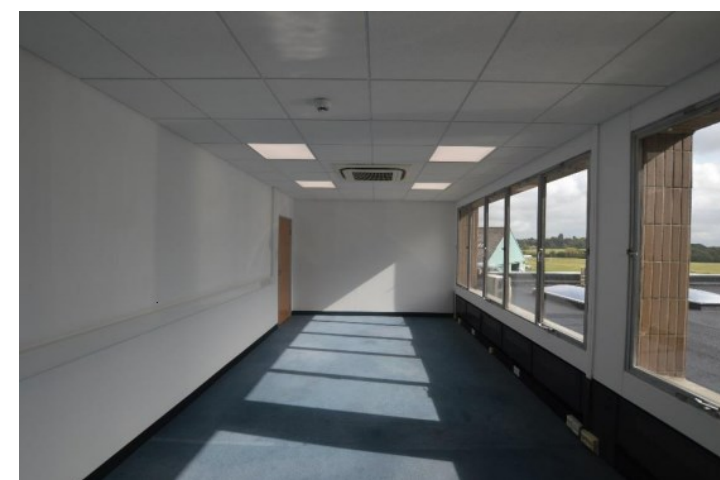
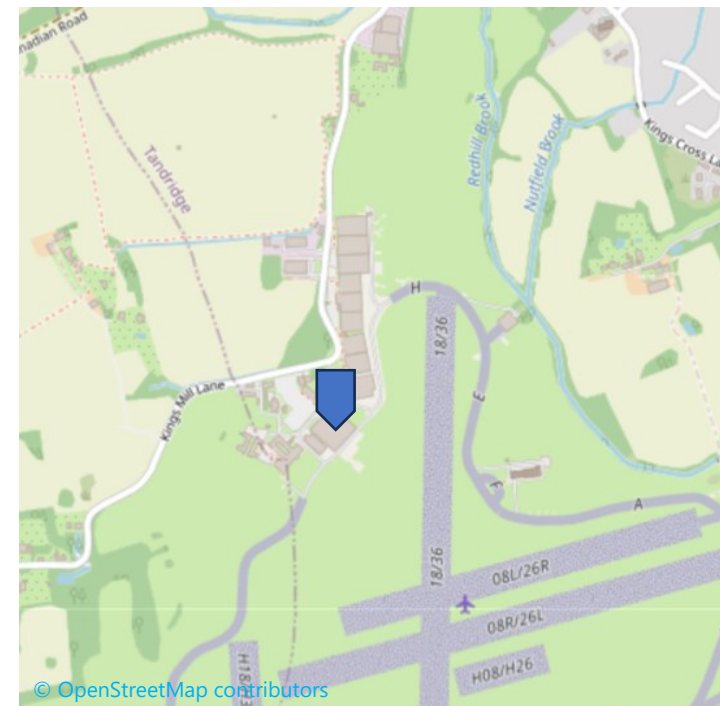
VAT will be charged on the quoting terms.

**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**

James Griffiths

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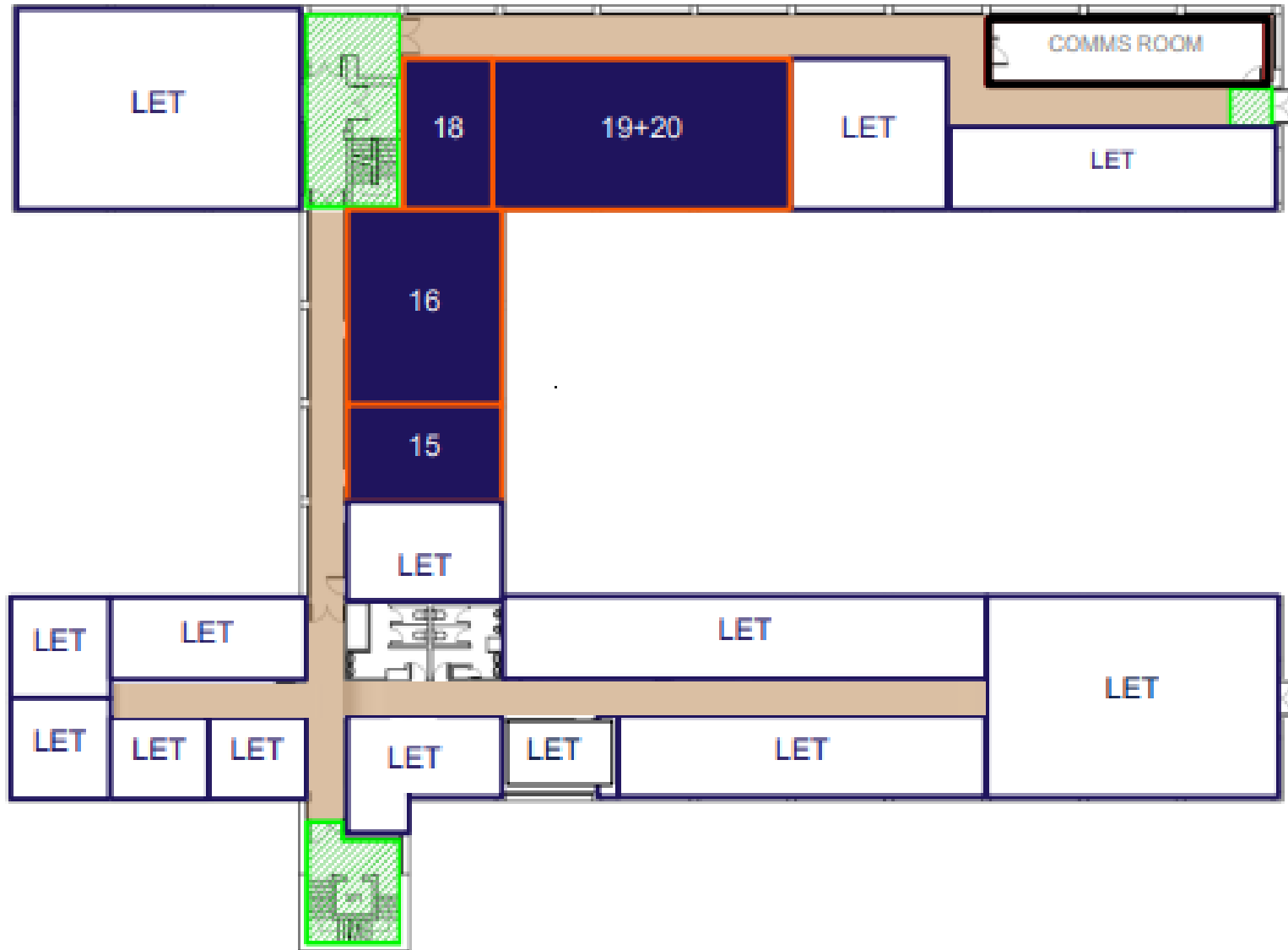


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