



**MAKING  
PROPERTY  
WORK**  
**SHW.CO.UK**

**TO LET**

**3 SELF CONTAINED OFFICES – 218, 480 & 576 SQ FT (20.25, 64.84 & 53.51 SQ M)**

**Phoenix House, Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JY**



## DESCRIPTION

Phoenix House is a modern purpose built office complex consisting of a number of small suites configured around a large central courtyard. The property provides high quality office accommodation in a unique and attractive working environment.

## LOCATION

Phoenix House forms part of Redhill Aerodrome located appx 2.8 delete miles south East of Redhill off the A23 appx. 2 miles. The A25 at Nutfield is appx 1.7 miles.

The Aerodrome is home to over 40 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

## Rail

- Earlswood staion is 2.5 miles with direct trains to London Bridge 38 mins
- East Croydon 21 mins
- Gatwick airport 9 mins

## ACCOMMODATION (NIA)

	SQ FT	SQ M	PARKING	RENT
Suite 3a	576	53.51	1	£14,400
Suite 10	480	44.59	1	£12,000
Suite 12	218	20.25	1	£4,300

## RENT

Figures for each suite are provided above, exclusive of Business Rates, Service Charges and Insurance.

## TERMS

The suites are available on new equivalent full repairing and insuring leases direct from the landlord, from 12 months upwards.

## AMENITIES

- On-site parking
- Wi-Fi
- Shared tea point
- LED lighting
- Perimeter trunking
- Underfloor central heating
- Carpeted

## RATES

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

## Rateable Values:

- Room 3a Phoenix House - £6,900
- Room 10 Phoenix House - £7,500
- Room 12 Phoenix House - £4,000

## SERVICE CHARGE

There is a service charge for the upkeep of the building and common areas.

## VAT

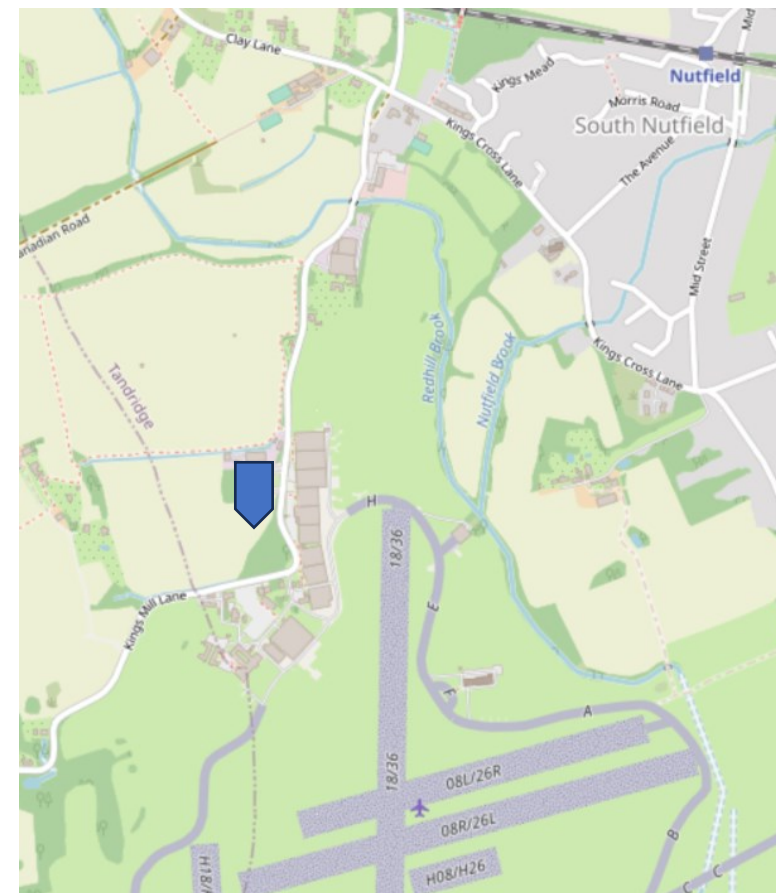
VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of B.



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## VIEWINGS – 020 8662 2700

James Griffiths

t: 02086 622 711

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Mark Skelton

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Internal Courtyard



Car Park



External Projection



Small Office Suite



Large Open Plan Office Suite



Internal Suite

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