

OPEN STORAGE YARD - FOR SALE OR TO LET

- 12,000 sq ft (1,114.80 sq m)
- Self-Contained Site

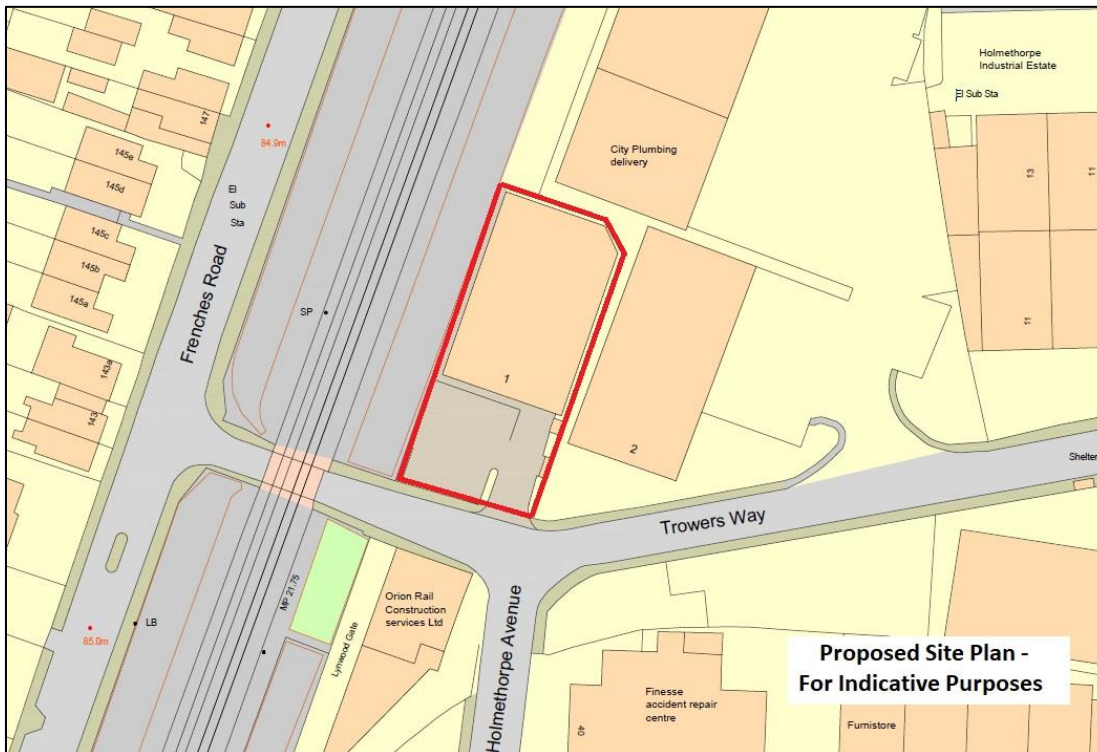
Site Delineation for Indicative Purposes



Key Features

- Self-Contained Site
- Sought-After Location

Site Plan



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.

Accommodation

The site has the following approximate area:

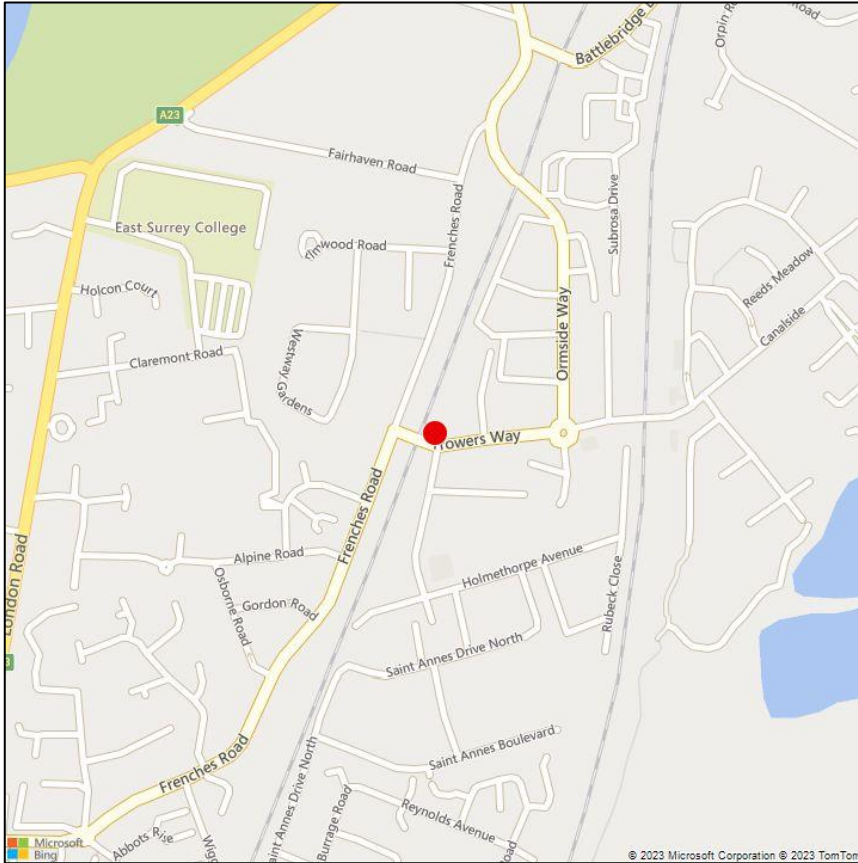
	Sq Ft	Sq M
Open Storage Yard	12,000	1,114.80

The site can either be taken as a whole, or split from 2,500 sq ft (232.25 sq m) up to 12,000 sq ft (1,114.80 sq m).

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.

EPC

Not applicable.



Terms

The site is either available Freehold for sale with full vacant possession, or to let (either in part or as a whole) on a new Lease for a term to be agreed.

Price

Offers are sought for the Freehold Interest in Excess of £900,000.

Rent

The commencing rental is £8.00 per sq ft exclusive.

Rates

To be re-assessed.

VAT

The site has been elected for VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Viewing

Strictly by appointment through Sole Agents:



Paul Harwood
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