

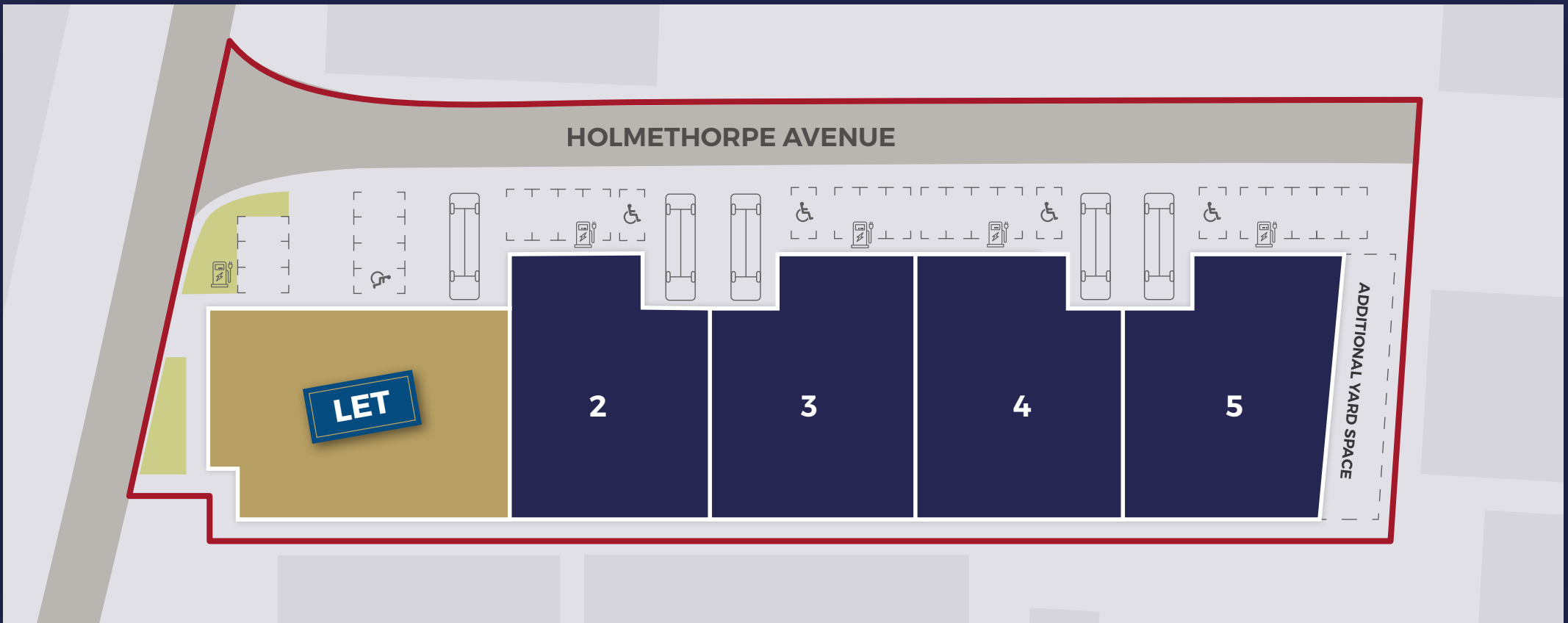


saltwhistle

BUSINESS PARK

42 - 44 HOLMETHORPE AVENUE
REDHILL | RH1 2NL

5 BRAND NEW INDUSTRIAL/WAREHOUSE UNITS TO LET
5,340 - 24,499 SQ FT



UNIT 1	ft ²	m ²	Parking
Ground Floor	5,989	553.38	
First Floor	1,351	125.48	
TOTAL	7,317	679.74	7 Spaces

LET

UNIT 3	ft ²	m ²	Parking
Ground Floor	4,334	402.61	
First Floor	1,006	93.47	
TOTAL	5,340	496.08	4 Spaces

UNIT 5	ft ²	m ²	Parking
Ground Floor	5,566	517.09	
First Floor	1,351	125.48	
TOTAL	6,917	642.57	7 Spaces

UNIT 2	ft ²	m ²	Parking
Ground Floor	5,093	473.19	
First Floor	1,245	115.68	
TOTAL	6,338	588.87	5 Spaces

UNIT 4	ft ²	m ²	Parking
Ground Floor	4,782	444.27	
First Floor	1,122	104.26	
TOTAL	5,904	548.53	5 Spaces

TOTAL	ft ²	m ²
	24,499	2,276.05

Approximate Gross External Areas.



DESCRIPTION

A new development of 5 high quality industrial / warehouse units in the heart of the main Redhill, Holmethorpe Industrial Estate. Units have been constructed with the latest environmental requirements in mind and aim to be best in class.

Nearby occupiers include:

SCREWFIX **TOOLSTATION** **halfords** **HOWDENS**



LOCATION



A23
0.9 Miles | 4 Mins



Redhill Station
1.0 Miles | 4 Mins



M23/M25 J7
3.0 Miles | 8 Mins



Gatwick Airport
7.7 Miles | 21 Mins

SPECIFICATION



7.6m
Eaves Height



1 Double Electric
Vehicle Charger
Per Unit



BREEAM
Rating 'Very
Good' Targeted



Electric Roller
Shutter Doors



EPC Rating
A



VRF Heat Pumps
to Offices



32.5 kN/m²
Floor Loading



13%
Roof Lights

The high quality units also benefit from:

- Fully fitted offices
- Tea points
- Shower and disabled facilities
- Fibre ready buildings
- Perimeter trunking to offices

ALL ENQUIRIES

MISREPRESENTATION ACT: (i) These particulars are set out as general outline only, for the guidance of intended purchasers or lessees, and do not constitute part of any offer or contact; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility, any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of SHW has any authority to make or give any representation or warranty whatever in relation to this property; (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Prepared May 2023. Designed by threesixtygroup

SHW

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