



Unit 12 IO Centre

Salbrook Road, Salfords, Redhill, RH1 5DY

**Industrial / Warehouse on
an established Estate with
good access to the M23.**

4,490 sq ft
(417.13 sq m)

- Surface level electric loading door
- 6m eaves height minimum
- First floor offices
- Private forecourt and parking

Summary

Available Size	4,490 sq ft
Rent	Rent on application
Rates Payable	£5.67 per sq ft 2026 / 2027 figure. Interested parties should make their own enquiries with the local authority
Rateable Value	£52,000
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)

Description

High specification industrial / warehouse building of steel portal frame construction constructed within the last four years with concrete floors, block-work and insulated profiled steel cladding elevations and roof with roof lights together with private parking and loading area. Offices are located at first floor level.

Location

Salfords Industrial Estate is located in Surrey between the towns of Redhill and Crawley. Junctions 8 and 9 of the M25 are situated to the north of the estate. The M23 offers excellent access to both Gatwick airport and the further M25 network.

The estate is approximately 3 miles south of Redhill town centre. Salfords train station is located within easy walking distance of the property and provides fast and direct rail services into London Victoria as well as Gatwick airport.

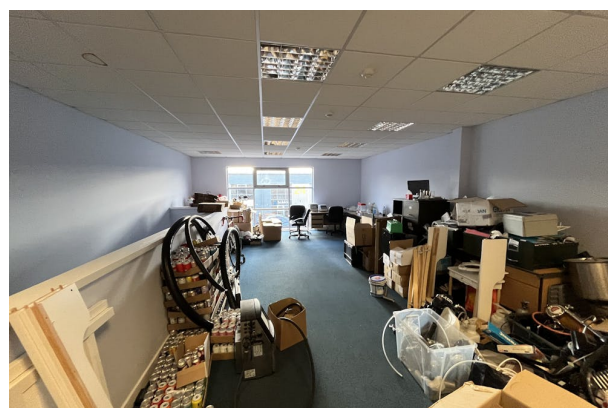
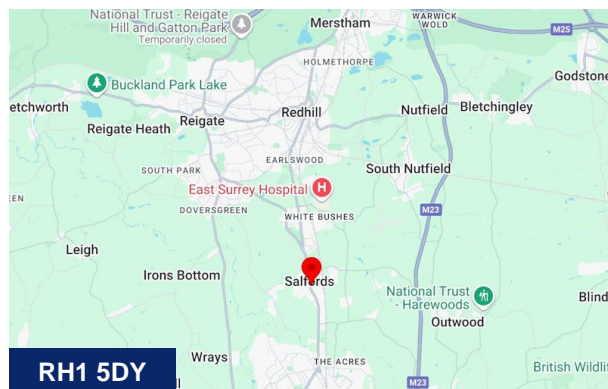
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & Ancillary	3,805	353.50	Available
1st - Office	685	63.64	Available
Total	4,490	417.14	

Terms

The unit is available by way of a sub-let or assignment of the existing lease. Further details on request.



Viewing & Further Information



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