



ACE group 1-3
UNITS
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INDUSTRIAL
HANGAR 3
GREEN ZONE
CAUTION
5 M.P.H.
5

TO LET

INDUSTRIAL AND WAREHOUSE – 13,745 - 29,807 SQ FT (1,277 - 2,769.17 SQ M)
Units 1-3, Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JY

SHW

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Rent | From £6 Per sq ft

DESCRIPTION

A terrace of 3 connected warehouse buildings, of brickwork / blockwork elevations with metal sheet cladding.

The roofs are of a steel truss construction, with transparent roof panels to Units 2 & 3. The flooring is tiered over 3 levels.

LOCATION

The units form 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-airport 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

	SQ FT	SQ M
Unit 1 Offices	2,022	187.87
Unit 1 Warehouse	11,723	1,089.13
Unit 2	16,062	1,492.17
TOTAL	29,807	2,769.17
Unit 3 – UNDER OFFER	14,882	1,382.53

Approximate gross internal areas. Units 1 & 2 are available as one.

AMENITIES

- 1 loading door
- Sodium box lights
- Transparent roof panels to Units 2 & 3
- 3-Phase power (500V)
- Circa 13 parking spaces
- Separate loading area

RENT

From just £6.00 per sq ft

TERMS

The units are available on a new lease direct from the Landlord by agreement with an ongoing Landlord break from March 2026

RATES

We understand the units have a combined Rateable Value of £104,000. However, we advise all interested parties to make their own enquiries with the Business Rates department at Tandridge District Council (01883 722000).

VAT

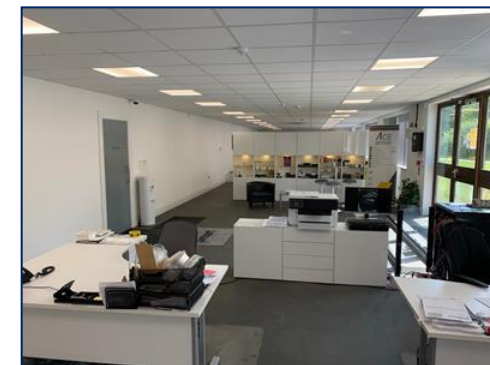
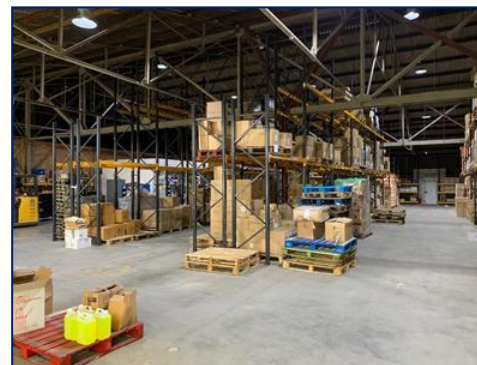
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.



VIEWINGS – 020 8662 2700

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