



HOLMETHORPE INDUSTRIAL ESTATE RH1 2GD



TO LET

INDUSTRIAL/WAREHOUSE
UNITS FROM
1,677 - 5,584 sq ft
(155.84 - 518.77 sq m)

www.redhill23.co.uk



RED HILL **23**

AS BUILT SPECIFICATION

INDUSTRIAL/WAREHOUSE

- 10% Roof lighting
- 21 ft (6.5m) eaves height
- Powered loading doors 3.6m x 4.5m
- Sealed floor with 35KN/m2 floor loading
- W/C facilities

OFFICES (UNITS 6 - 13)

- Suspended ceilings
- Recessed Cat 2 lighting
- Double glazing
- Perimeter trunking
- Carpet tiles

EXTERNAL

- Designated and visitor parking
- Perimeter security fencing
- Electronic barrier
- Estate occupier signage

DESCRIPTION

Redhill 23 is an established development of high specification industrial/warehouse units on a spacious and secure site. The development was built in 2008 with the units having profiled steel clad and brickwork elevations with panelled loading doors and pedestrian front doors.

BUSINESS RATES

Further information on business rates for each unit is available on the Valuation Office Agency webpage. Alternatively the marketing agents can provide clarification on an individual unit basis

VAT

We are advised VAT is applicable on the rental at the prevailing rate.

TERMS

Lease Terms

Full repairing and insuring leases are offered on terms to be agreed.

Rents

Upon application.

Legal costs

Each party to bear their own legal costs.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available on request.

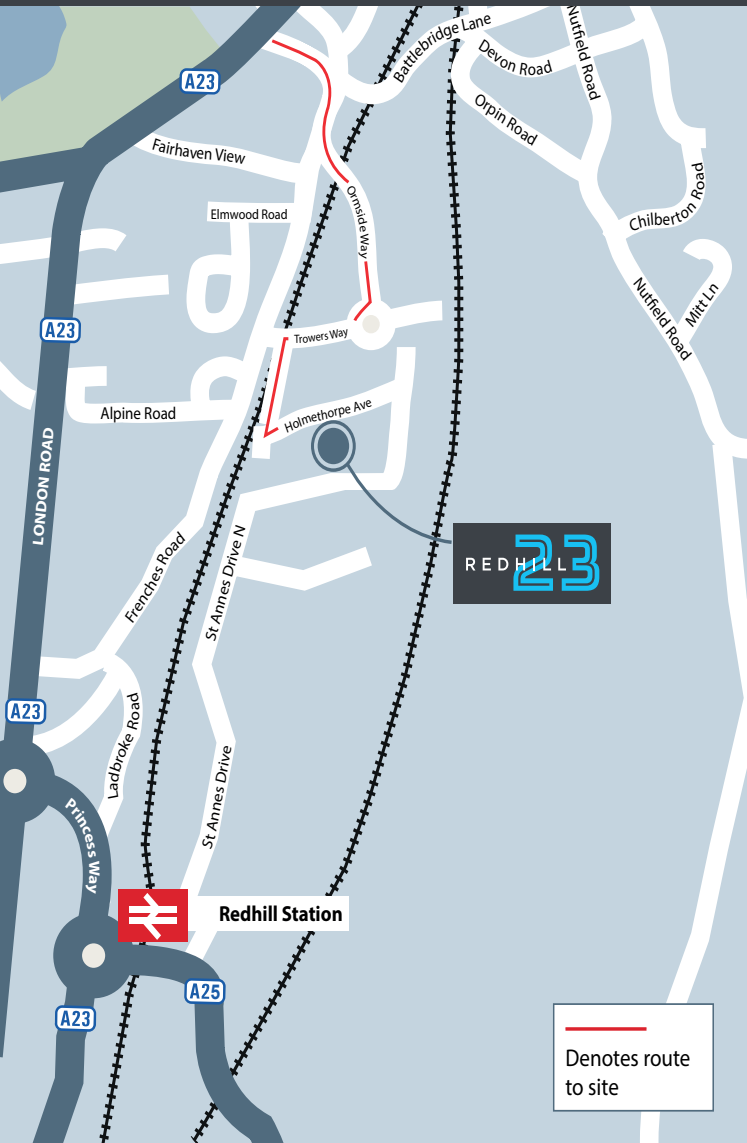
EPC

Available upon request.



REDHILL 23

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VIEWING

Strictly by arrangement through the joint agents.



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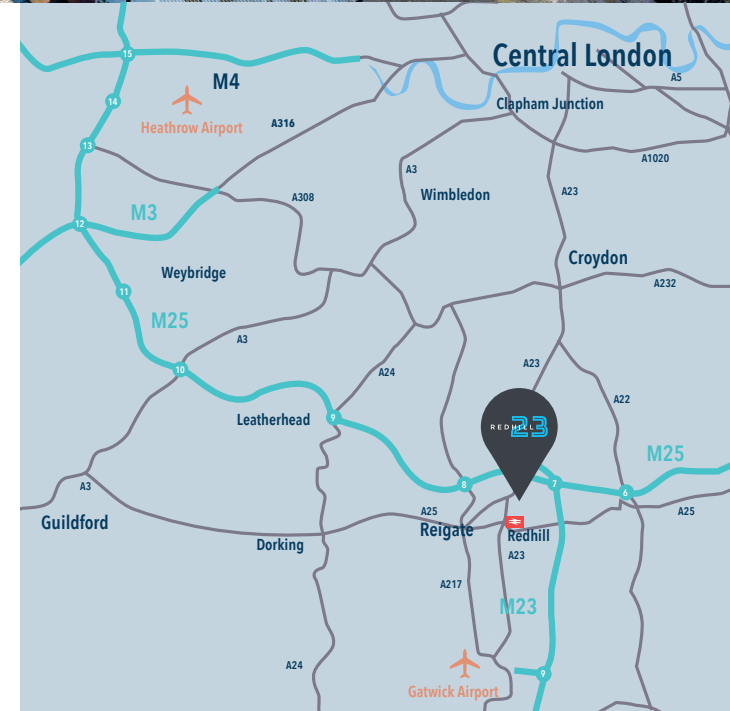


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TO LET - WAREHOUSE/INDUSTRIAL UNITS FROM
1,677 – 3,301 sq ft (155.84 – 306.68 sq m)

AVAILABILITY SCHEDULE MARCH 2024

	Unit Type	Ground Floor Area (Sqft)	First Floor Area (Sqft)	SQ FT	Rent (per annum exclusive)	Availability
Unit 10	Warehouse & Office	2,702	599	3,301	£64,500	Available
Unit 14	Warehouse & Office	1,677		1,677	£36,500	Available

Approximate Gross Internal Area