



**TO LET**

**SHW**

**NEW OFFICE SUITES – 216 – 596 SQ FT (20.03 – 55.42 SQ M)**  
Phoenix House, Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JZ

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## Rent | £20 per sq ft + VAT

### DESCRIPTION

Phoenix House is a new build office complex consisting of a number of small office suites configured around a large central courtyard.

The property will provide modern office accommodation with excellent views out over the Aerodrome and surrounding countryside.

### LOCATION

Phoenix House forms part of 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 40 airport and non-aviation 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

There are seven remaining suites available at the property, at ground floor level. A full list may be found overleaf.

	SQ FT	SQ M
Smallest Suite	215	20.00
Largest Suite	596	55.42

Approximate Net Internal Areas.

Full schedule of availability overleaf. Rooms may be let together to form larger demises.

### RENT

Figures for each suite are provided overleaf, exclusive of Business Rates, Service Charges and Insurance.

### AMENITIES

- Onsite Café
- Onsite parking
- Shared tea point
- Meeting room for hire
- LED lighting
- Perimeter trunking
- Underfloor central heating
- Carpeted
- Enterprise grade Wi-Fi throughout

### TERMS

The suites are available on new leases direct from the landlord, from 12 months upwards.

### RATES

Occupiers will be liable for the Business Rates, but may be eligible for Small Business Rates Relief,

We advise all interested parties to make their own enquiries with the Business Rates department at Tandridge District Council (01883 722 000).

### SERVICE CHARGE

Service charges will be run for the upkeep of the building and common external areas.

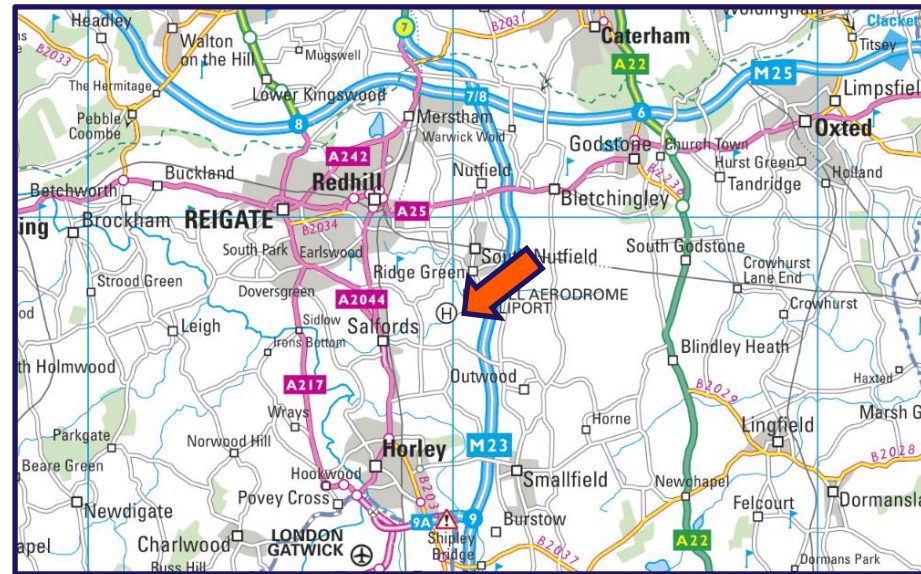
### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### EPC



VIEWINGS – 01372 818181 / redhillaerodrome@shw.co.uk

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SUITE	SQ FT	SQ M	PARKING	RENT	STATUS
Suite 1	502	46.64			LET
Suite 2	886	82.31			LET
Suite 3a	576	53.54			LET
Suite 3b	439	40.80			LET
<b>Suite 4</b>	<b>217</b>	<b>20.14</b>	<b>1</b>	<b>£4,340</b>	<b>To Let</b>
<b>Suite 5</b>	<b>215</b>	<b>20.00</b>	<b>1</b>	<b>£4,300</b>	<b>To Let</b>
<b>Suite 6</b>	<b>306</b>	<b>28.46</b>	<b>2</b>	<b>£6,120</b>	<b>To Let</b>
<b>Suite 7</b>	<b>312</b>	<b>29.02</b>	<b>2</b>	<b>£6,240</b>	<b>To Let</b>
<b>Suite 8</b>	<b>459</b>	<b>42.63</b>	<b>2</b>	<b>£9,180</b>	<b>To Let</b>
<b>Suite 9</b>	<b>596</b>	<b>55.42</b>	<b>3</b>	<b>£11,920</b>	<b>To Let</b>
Suite 10	480	44.59			LET
<b>Suite 11</b>	<b>216</b>	<b>20.03</b>	<b>1</b>	<b>£4,320</b>	<b>To Let</b>
Suite 12	218	20.28			LET
Suites 14 & 15	1,320	122.63			LET
Suite 16	388	36.06			LET
Suite 17	275	25.59			LET
Suite 18	523	48.60			LET
Suite 19	2,776	257.90			LET

The above areas are approximate net internal.

Rents quoted are annual figures exclusive of Business Rates, Service Charges and Insurance.



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Internal Courtyard



Car Park



External Projection



Small Office Suite



Large Open Plan Office Suite



Internal Suite



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