

**FINAL
REMAINING
UNIT**

RENTS
FROM £15 PER SQ FT



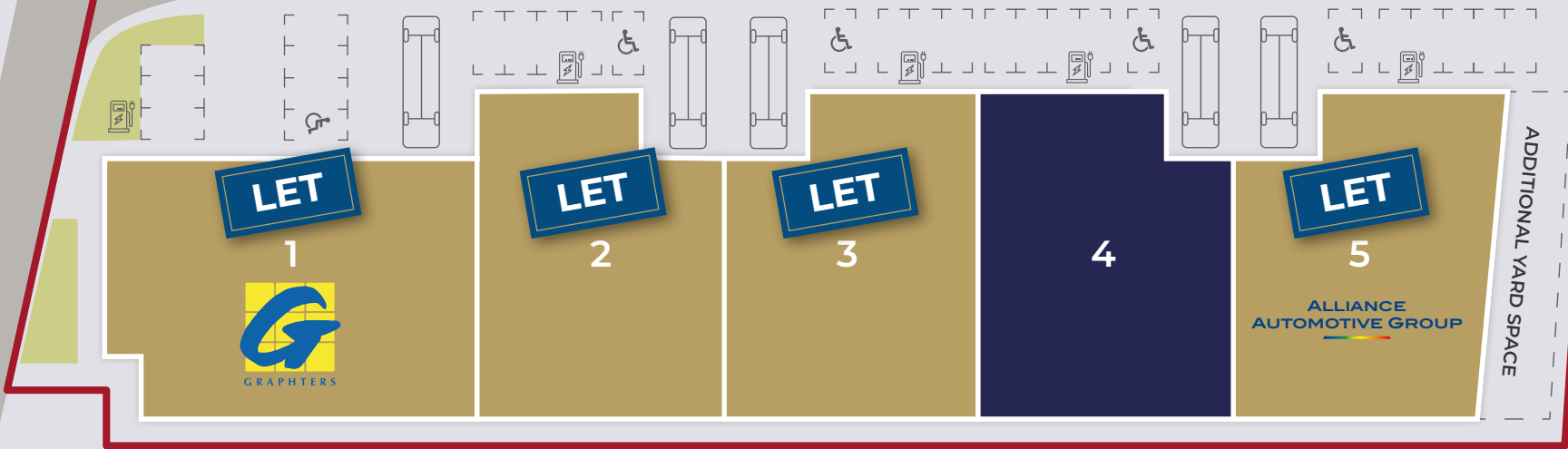
saltwhistle
BUSINESS PARK

42 - 44 HOLMETHORPE AVENUE
REDHILL | RH1 2NL

BRAND NEW INDUSTRIAL/WAREHOUSE UNIT TO LET

UNIT 4 5,904 SQ FT

HOLMETHORPE AVENUE



UNIT 1	ft ²	m ²	Parking
Ground Floor	5,989	553.38	LET
First Floor	1,328	123.36	
TOTAL	7,317	679.74	7 Spaces

UNIT 3	ft ²	m ²	Parking
Ground Floor	4,374	405.26	LET
First Floor	1,066	98.47	
TOTAL	5,340	496.08	4 Spaces

UNIT 5	ft ²	m ²	Parking
Ground Floor	5,566	515.09	LET
First Floor	1,351	125.48	
TOTAL	6,917	642.57	7 Spaces

UNIT 2	ft ²	m ²	Parking
Ground Floor	5,087	471.19	LET
First Floor	1,251	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

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'



Electric Roller
Shutter Door



EPC Rating
A



VRF Heat Pumps
to Office



32.5 kN/m²
Floor Loading



13%
Roof Lights

The high quality unit also benefits from:

- Fully fitted office
- Fibre ready building
- Tea point
- Perimeter trunking to office
- Shower and disabled facilities



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