

Unit 1 Lynwood Gate, 2 Trowers Way, Redhill, RH1 2LH  
Light industrial / Storage / Workshop Premises



# TO LET



- Flexible work space with potential for storage, workshop or light industrial
- Good location within the Holmethorpe Industrial Estate
- Onsite parking and multiple double loading doors
- Total gross internal area 1,730 sq.ft (160.78 sq.m)
- Rent £25,000 per annum exclusive for whole
- Available immediately

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## Location

The premises are positioned in a prominent position on the junction connecting Trowers Way and Holmethorpe Avenue. Holmethorpe Industrial Estate is located just outside the Redhill town centre and benefits from excellent road and rail connections with Junction 8 of the M25 located just 3 miles to the north west and Redhill train station providing regular, direct services to Croydon, London, Reading and Gatwick.

## Description & Accommodation

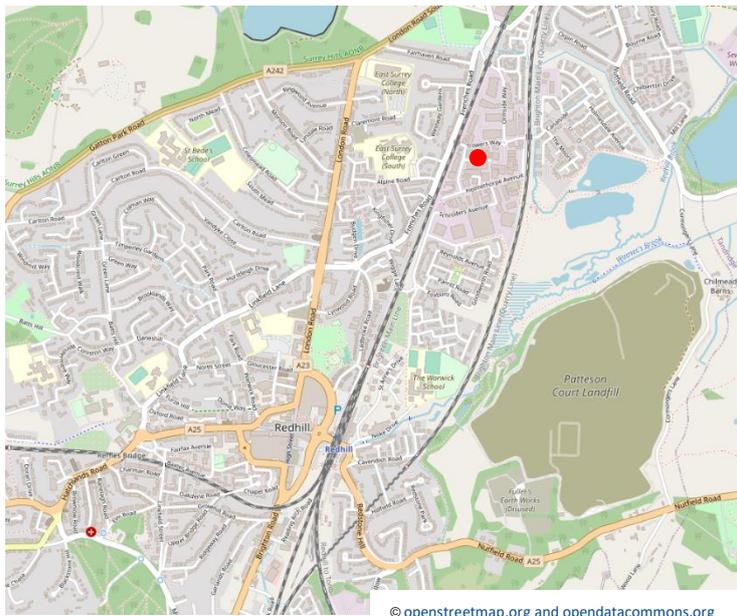
The property comprises a ground floor light industrial unit with painted block walls and a concrete floor. The premises are divided into two interconnected areas each with its own double loading door.

The unit benefits from fluorescent strip lighting through and gas central heating. The unit contains a small kitchenette area as well as male and female toilet facilities.

The premises have the following gross internal floor areas:

- Section 1 1,153 sq.ft 107.16 sq.m
- Section 2 577 sq.ft 53.62 sq.m
- Total 1,730 sq.ft 160.78 sq.m

Outside External storage and or parking for up to 4 cars



## Terms

The premises are available on a new effective full internal repairing and insuring lease at an initial inclusive rent of £25,000 per annum for a term to be agreed. Interested parties should note that the landlord may consider splitting the unit if required, further information available on request.

### Subject to Contract

### VAT

We understand that VAT is applicable to the rent

## Costs

Each party is to pay their own fees in relation to the new lease.

## EPC - EPC Rating – D77

## Business Rates

The VOA describes the premises as Workshop and Premises with a 2017 rateable value of £7,900. The current UBR is 49.9 pence in the £.

## Viewings

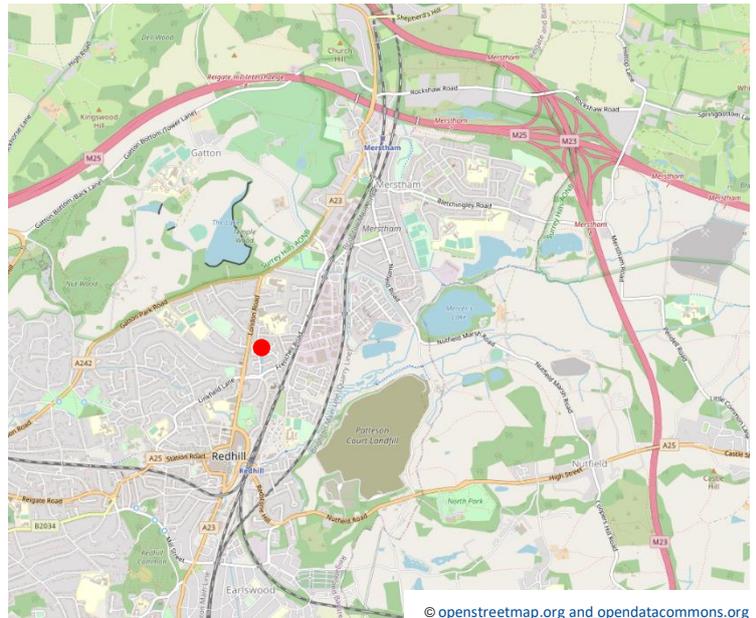
Strictly by appointment with White and Sons:

**Alexander Mullett** - Tel: 01306 743344

Email: [alexander.mullett@whiteandsons.co.uk](mailto:alexander.mullett@whiteandsons.co.uk)

**Sylvia Stone** – Tel: 01306 743344

Email: [sylvia.stone@whiteandsons.co.uk](mailto:sylvia.stone@whiteandsons.co.uk)



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