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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 6,120 SQ FT (568.64 SQ M)**

**68, Holmethorpe Avenue, Redhill, Surrey, RH1 2NL**

**DESCRIPTION**

Built in 2014, the property comprises a self contained industrial/warehouse unit of part brick, steel portal frame construction, on the desirable Praetorian Place development.

The property benefits from 19 allocated car parking spaces, PV panels, and generous loading / yard provisions.

**LOCATION**

The property is situated on the southern side of the well established Holmethorpe Industrial Estate, within 1 mile to the North East of Redhill town centre and Redhill Mainline Station, which provides regular services to London and the South Coast.

Access to the Estate is via Battlebridge Lane off the A23 London. The M25 is just 3 miles away, accessed via Junction 8 (Reigate Hill) and Junction 6 (Godstone).

Central London lies 20 miles to the North, Heathrow 30 miles to the West and Gatwick Airport 8 miles to the South.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	5,054	469.56
First Floor Mezzanine	1,066	99.08
<b>TOTAL</b>	<b>6,120</b>	<b>568.64</b>

**AMENITIES**

- First-floor mezzanine space
- 19 allocated car parking spaces
- Self-contained and gated yard
- Eaves height of 6.5m rising to 8.96m
- PV panels

**TERMS**

- Available to let via sublease or assignment of the existing term to 02 May 2026.
- New lease may be available from the landlord.

**RENT**

Rent on application.

**RATES**

The current 2023 Rateable Value of the property is £47,500.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of B.



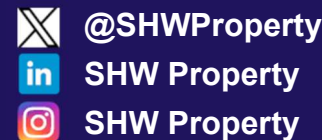
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