



Unit A, Henhaw Farm, Coopers Hill Road, South Nutfield RH1 5PD

To Let

£52,500 PER ANNUM
EXCLUSIVE



Unit A, Henhaw Farm, Coopers Hill Lane, South Nutfield, RH1 5PD

- Opportunity to let a refurbished industrial unit, close to Gatwick Airport.
- Located in a semi-rural setting.
- Excellent access to M23/M25
- Yard area to the front
- Total gross internal area of 5,837 sq.ft (542.28 sq.m).
- Rent £52,500 per annum exclusive.

Location

South Nutfield is located approximately 2 miles (3.2 km) east of Redhill and 7 miles (11.3 km) south of Caterham. It lies just south of the A25 road, which provides direct connections west to Reigate and east to Godstone. Junction 6 of the M25 motorway is approximately 3 miles (4.8 km) away.

The village also benefits from its own railway station on the Redhill to Tonbridge line, with regular services to Redhill (a 5-minute journey) where onward connections to London, Gatwick Airport, and the south coast are available.

Henhaw Farm lies just to the East of the village centre with the subject property is forming part of a larger yard within the farm.



Description & Accommodation

The property comprises a steel portal framed barn with concrete flooring, metal profile cladding and a pitched roof.

The unit benefits from a floor to eaves height of 7.52m with an electric roller shutter door measuring 5.71m by 5.74m. There is also a pedestrian access to the side

Outside, the premises benefits from a yard area to the front.

The area to be let has the following gross internal floor areas:

Unit A	5,837 sq.ft	542.28 sq.m.
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Terms

The premises are available on a new full repairing and insuring lease at an initial rent of £52,500 per annum exclusive.

Subject to Contract

VAT

The above guide price is exclusive of VAT if applicable.

Costs

Each party are to pay their own fees in relation to the transaction.

EPC

We understand the property is EPC exempt

Business Rates

Awaiting assessment.

Viewings

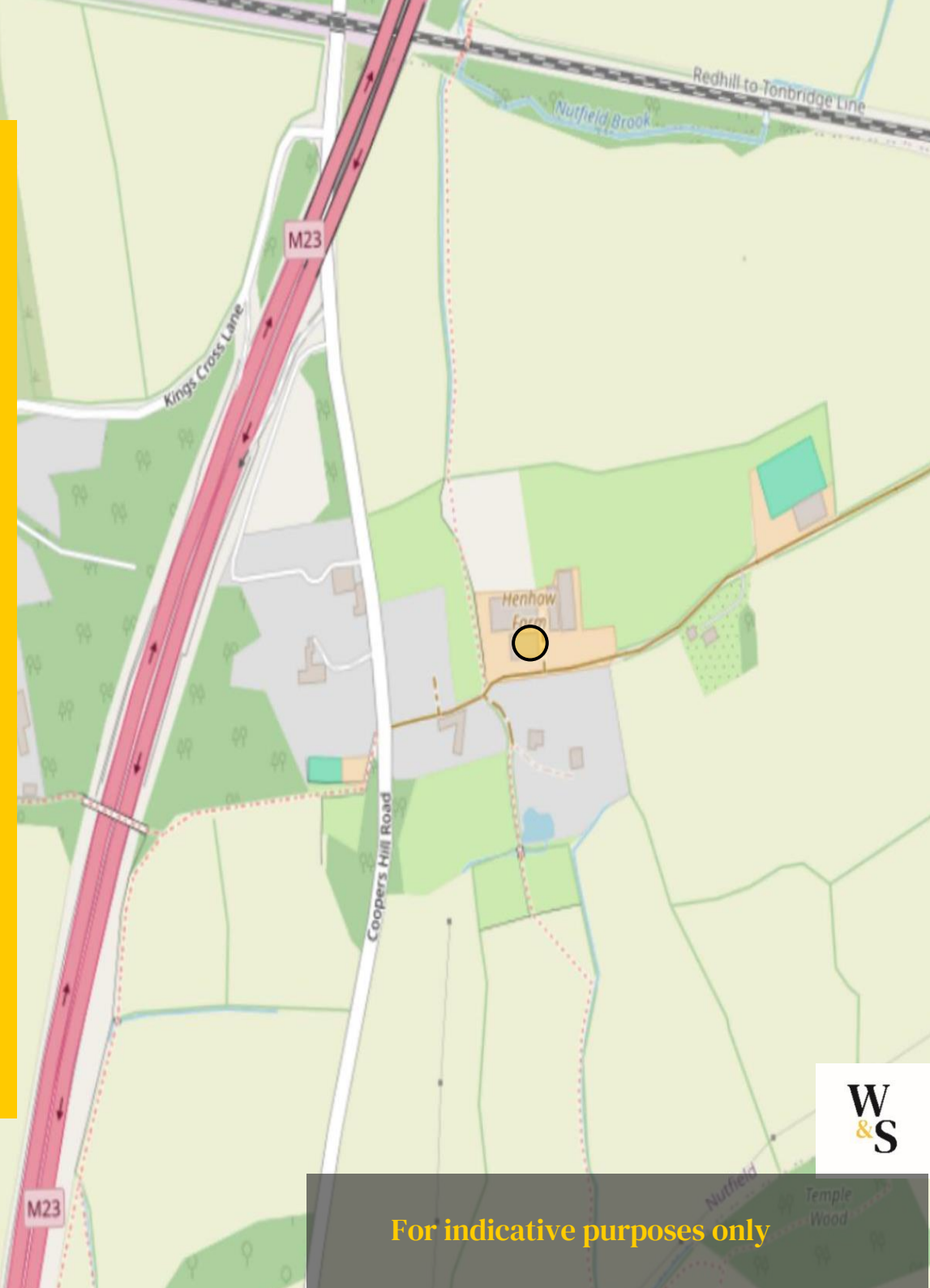
Strictly by appointment with White and Sons:

Mike Wimble –Tel: 01306 743344

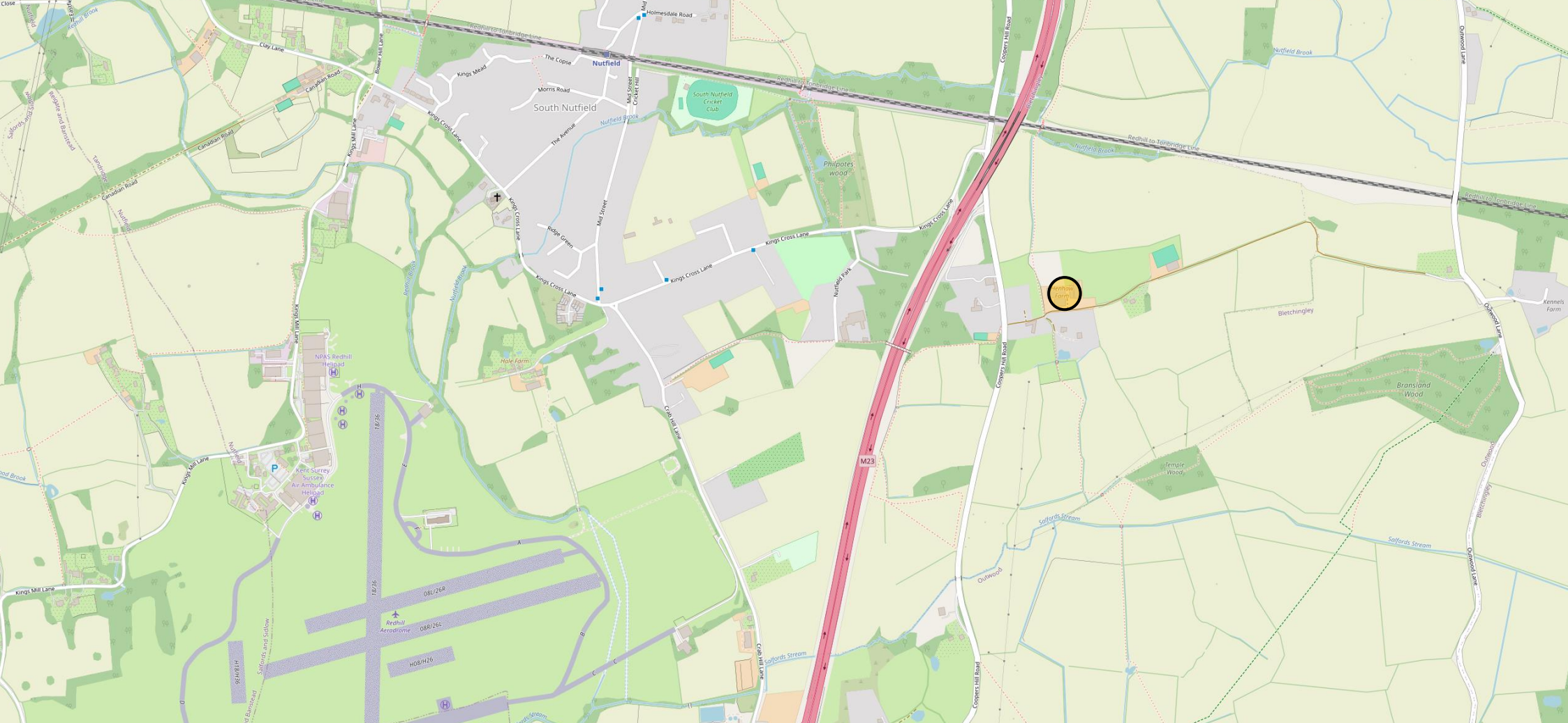
Email: mike.wimble@whiteandsons.co.uk

Rachel Natocijeva –Tel: 01306 743344

Email: rachel.natocijeva@whiteandsons.co.uk



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Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk

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