

TO LET

**INDUSTRIAL UNIT  
WITH PARKING  
4,679 SQ FT // 434.7 SQ M**

25 Ormside Way, Holmethorpe Industrial Estate, Redhill,  
RH1 2LW



## Summary

<b>Available Size</b>	4,679 sq ft
<b>Rent</b>	£56,000 per annum exclusive.
<b>Business Rates</b>	A Rateable Value of £55,000 with a UBR of 48 p in £.
<b>Service Charge</b>	A service charge is applicable, further details available upon request.
<b>EPC Rating</b>	Upon enquiry

## Location

The property is situated within the well-established Holmethorpe Industrial Estate, which serves as Redhill's primary industrial and commercial hub. This strategic location is approximately one mile north of Redhill town centre, offering convenient access to a range of local amenities and services. Additionally, the estate benefits from excellent connectivity, with direct access to the A23 and close proximity to Junction 8 of the M25, facilitating links to the wider motorway network and key business destinations across the region.

## Description

The property comprises a modern, single-story industrial unit constructed with a steel portal frame, offering versatile warehouse accommodation at ground floor level, a partial mezzanine for additional storage, and well-appointed office space on the first floor which includes a glass partitioned meeting room. The premises benefit from WC facilities on both the ground and first floors, along with a dedicated kitchen area on the first floor. Externally, the property features a front forecourt providing convenient on-site parking and efficient loading access via an electric roller shutter door. There is an additional parking space to the rear of the unit. Furthermore, the unit is equipped with a three-phase electricity supply.

## Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor	2,665	247.59
First Floor Part Mezzanine Storage	661	61.41
First Floor Offices	1,353	125.70
<b>Total</b>	<b>4,679</b>	<b>434.70</b>

## Terms

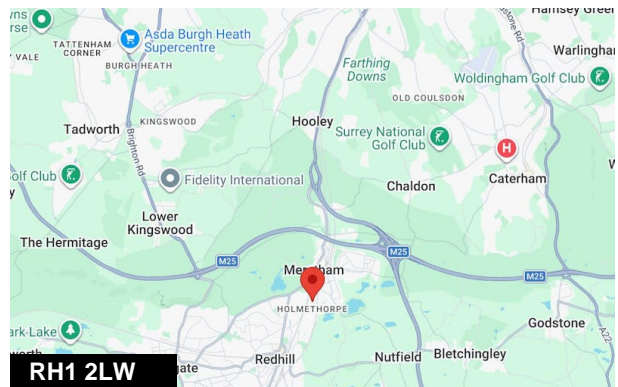
The premises are available by way of an assignment of the existing lease which expires in 2030. Interested parties should note that a new lease may be available directly with the Landlord if preferable.

## VAT

VAT is applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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