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FOR SALE/ TO LET

INDUSTRIAL AND WAREHOUSE – 15,292 SQ FT (1,420.63 SQ M)

10 Wells Place, Merstham, Surrey, RH1 3DR

Rent | On application Price | £4,250,000 Freehold Self Contained Modern Warehouse For Sale (May Let) 11 November 2026

DESCRIPTION
A self contained unit which has 4 electric loading doors with self-contained service yard and onsite parking for approx. 18 cars including 4 EV charging points. The unit has an internal height of 9.9M to the haunch. The unit has offices at ground and first floor in addition to ancillary 2nd floor storage. The unit has WC facilities on ground and first floors with canteen and kitchen.

LOCATION
The property is located on the western side of Wells Place, Merstham to the north of Redhill town centre approx. 1.5 miles.

Wells Place connects with New Battlebridge Lane to the south which in turn connects with the A23 London Road South. Providing access to Redhill town centre to the south and Croydon to the north. The M25 can be accessed via either junctions 6 or 8.

AMENITIES
- Modern unit circa 10 years old
- 4 electrically operated loading doors
- 3 phase electricity
- 9.9M internal eaves height
- Fitted Ground & First floor offices
- 2nd floor storage
- 18 car parking spaces including EV
- Self-contained yard

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
GF Warehouse	10,163	944.14
GF Office & Ancillary	2,611	242.56
FF Office & Ancillary	2,518	233.92
TOTAL	**15,292**	**1,420.62**

RENT
On application

PRICE
£4,250,000 Freehold

DATA ROOM
To view the data room click here Click here

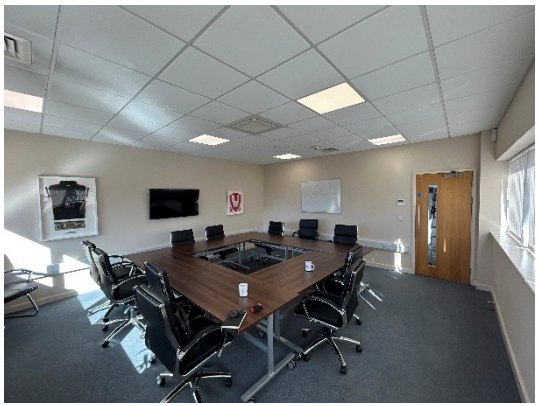
VAT
VAT will be chargeable on the sale price.

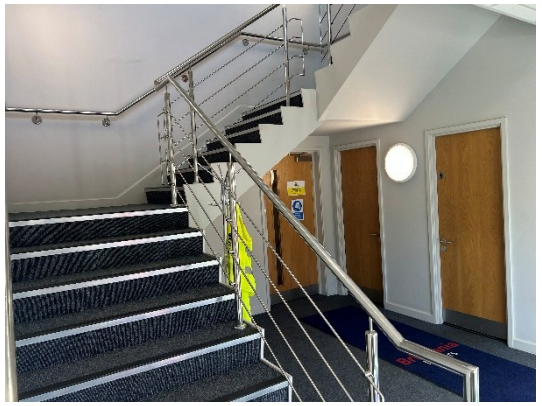
LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
An EPC is being prepared and will be available shortly.









VIEWINGS – 020 8662 2700

Robert Bradley-Smith **t:** 07469 854799 **e:** rbradley-smith@shw.co.uk
Joint Agent

Andrew Wadsworth 3PLRE **t:** 07824 599272 **e:** Andrew.wadsworth@3plre.co.uk

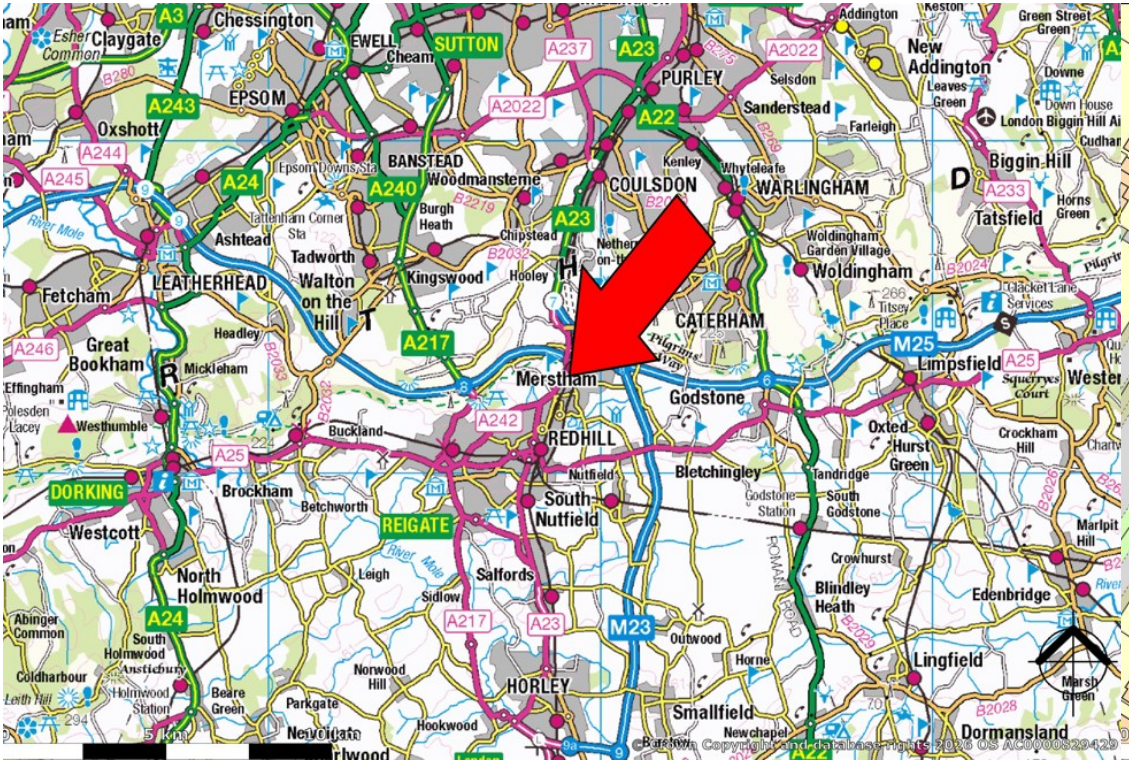
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