

SHW

MAKING PROPERTY WORK

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TO LET

CLASS E BUSINESS UNIT – 564 SQ FT (52.39 SQ M)

SUITABLE FOR RETAIL, OFFICES, MEDICAL AND OTHER USES

50 NUTFIELD ROAD, REDHILL RH1 3EP

RENT | £18,000 PER ANNUM EXCLUSIVE

12 October 2026

LOCATION

The site is located on the west side of Nutfield Road, approximately 2.3 kilometres north-east of Redhill town centre.

Merstham railway station is approximately 0.5 miles to the north, providing direct services to London Bridge (28 minutes), London Victoria (35 minutes), and London St Pancras (43 minutes).

The M25 motorway (Junction 8) is located approximately 4 miles east of the property.

DESCRIPTION

The property comprises a ground floor retail unit. Externally, there is a forecourt area to the front and a garden area to the rear.

Suitable for retail, offices, medical and other uses.

The property is to be offered shell and core, ready for an incoming tenant to fit out prior to taking occupation.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Ground floor retail unit	564	52.39

FEATURES

- Class E business unit
- 564 sq ft of ground floor space
- Offered shell and core
- Rear garden area
- Suitable for retail, offices, medical and other uses.

RENT

£18,000 per annum exclusive.

RATES

To be reassessed.

Occupiers may benefit from Small Business Rates Relief, but parties should make their own enquiries.

LEASE

A new full repairing and insuring lease is available on terms to be agreed.

VAT

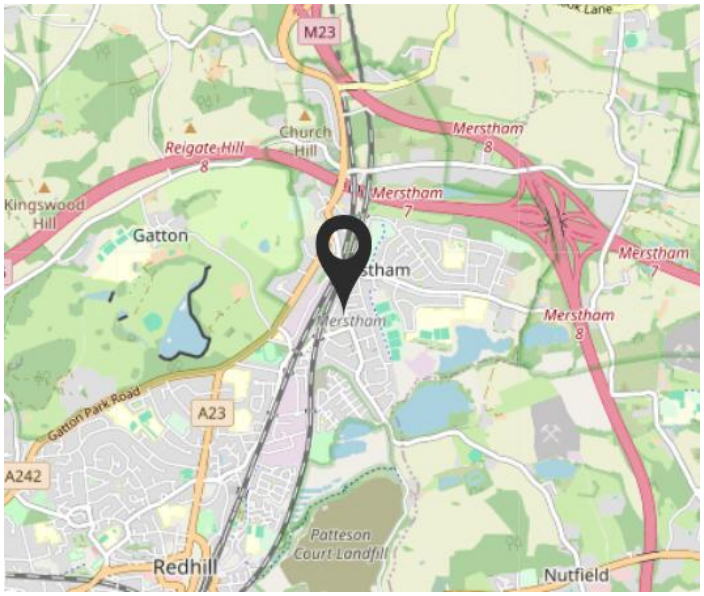
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of C.





VIEWINGS

Alex Thomson t: 07780 113 019 e: athomson@shw.co.uk
Mark Skelton t: 07885 743202 e: mskelton@shw.co.uk

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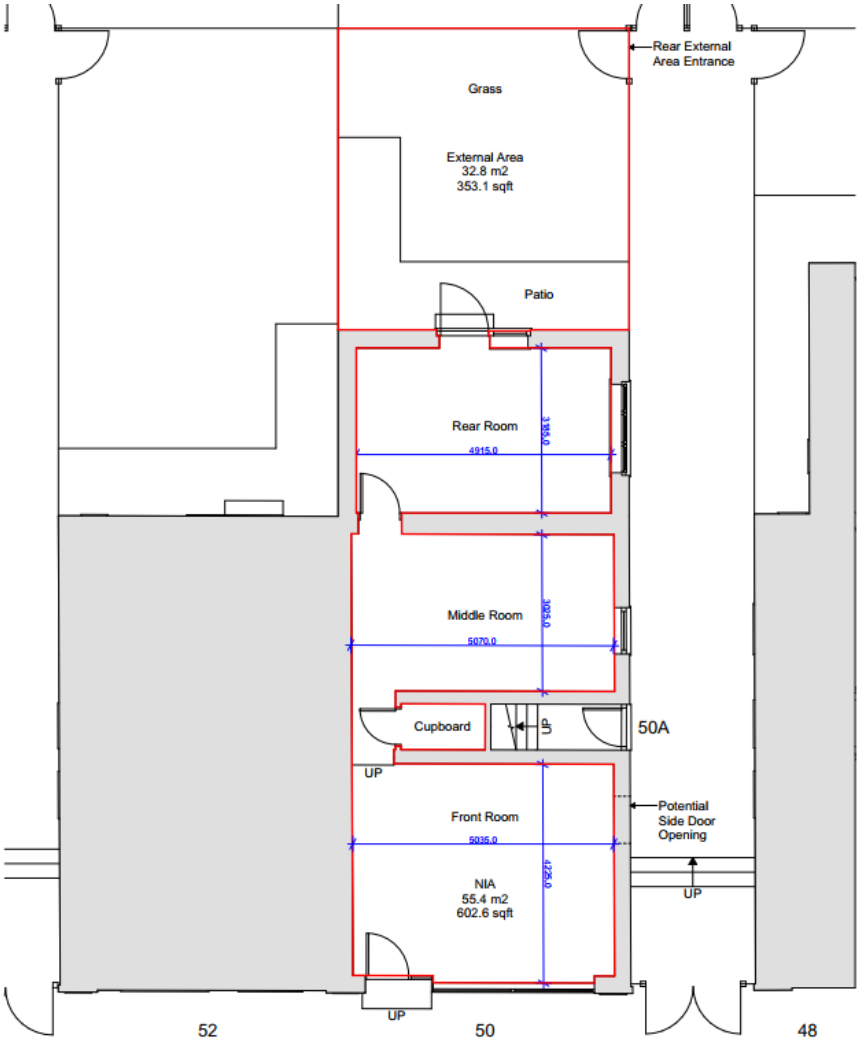
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