



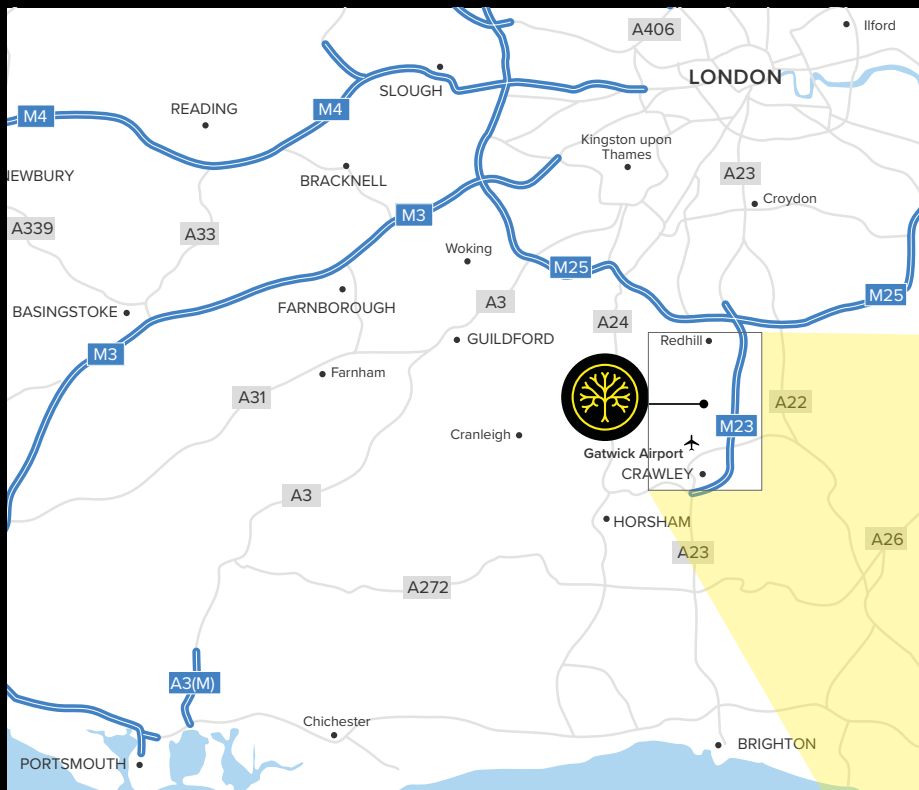
UNIT 5

# ORCHARD TRADE PARK

FRONTING A23 / SALFORDS / REDHILL / RH1 5EL

**NEWLY REFURBISHED TRADE COUNTER UNIT**  
**4,494 sq ft**





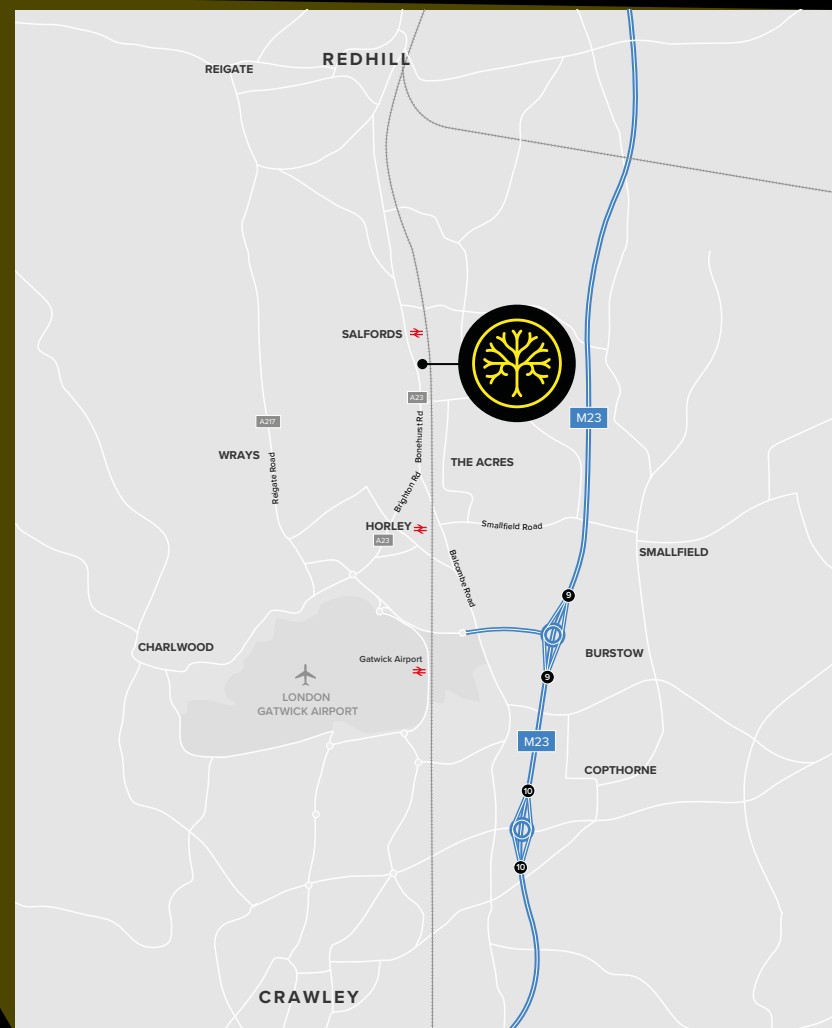
|                 |          |                 |            |
|-----------------|----------|-----------------|------------|
| J9/M23          | 4 miles  | Redhill         | 6 minutes  |
| J8/M25          | 6 miles  | Gatwick Airport | 6 minutes  |
| Gatwick Airport | 4 miles  | East Croydon    | 24 minutes |
| London          | 24 miles | Horsham         | 29 minutes |
| Brighton        | 32 miles | London Bridge   | 43 minutes |

## LOCATION

Orchard Trade Park is prominently positioned on the A23 to the south of Redhill town centre and north of Gatwick Airport. The estate benefits from excellent communications with easy access to J9/M23, J8/M25 and routes up into south London via A23. Salfords rail station is a short walk with direct train services running between London Bridge and Horsham.

SAT NAV: RH1 5EL

WHAT.3.WORDS: ///flock.storm.taxi



# ORCHARD TRADE PARK

UNIT 5

Other estate occupiers include:

Selco

Howdens

Screwfix

Tradeteam DHL

Vines of Gatwick BMW



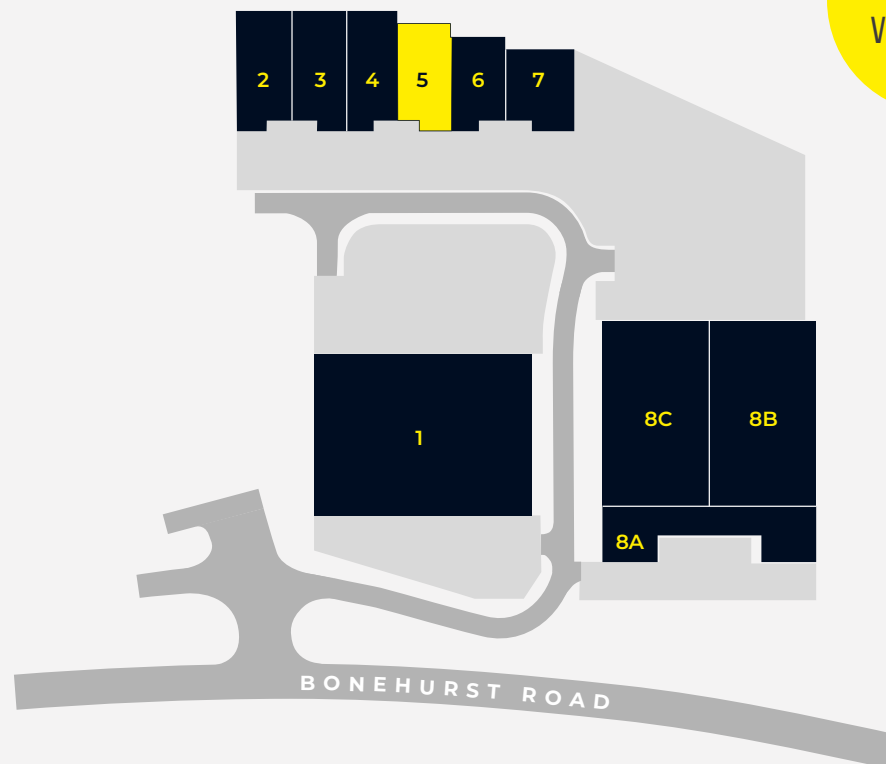
ORCHARD TRADE PARK / BONEHURST ROAD / SALFORDS / REDHILL / RH1 5EL

# UNIT 5

Unit 5 is one of a terrace of Trade Counter and warehouse units in this established location.

## FLOOR AREAS (measured gross internal)

|              |                   |                    |
|--------------|-------------------|--------------------|
| GROUND       | 382.6 SQ M        | 4,118 SQ FT        |
| FIRST        | 34.9 SQ M         | 376 SQ FT          |
| <b>TOTAL</b> | <b>417.5 SQ M</b> | <b>4,494 SQ FT</b> |





COMPREHENSIVELY REFURBISHED  
TRADE COUNTER UNIT



LARGE SERVICE YARD



STEEL PORTAL FRAME



FULL HEIGHT ROLLER SHUTTER DOOR



EAVES HEIGHT 5.6M APPROX



6 CAR PARKING SPACES OUTSIDE THE UNIT



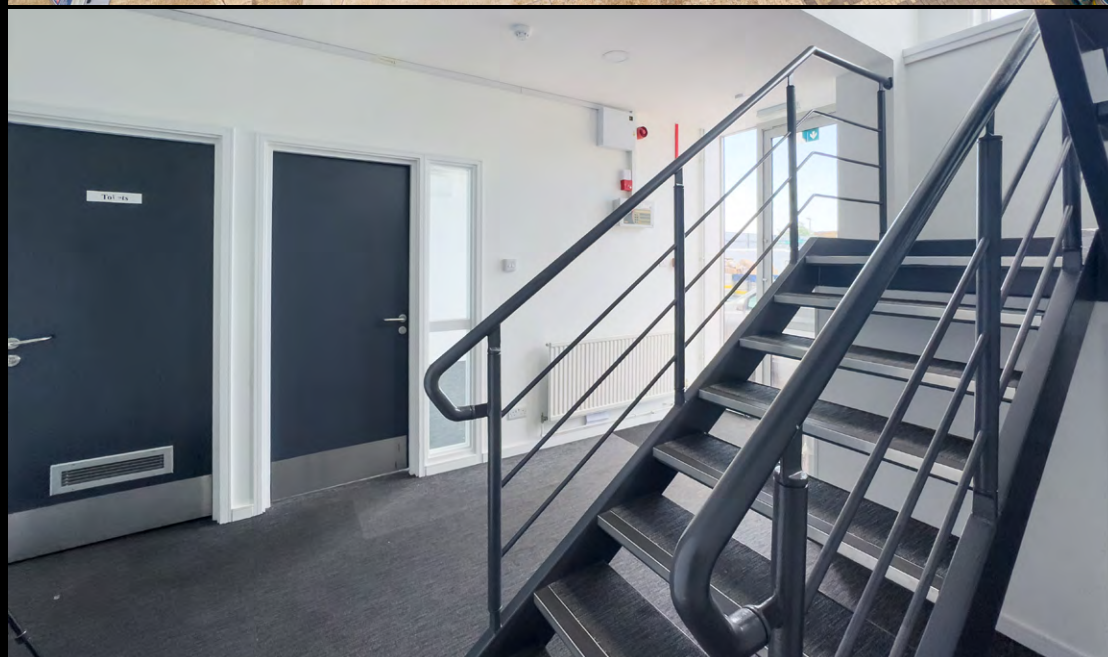
EPC A (22)



EXCELLENT NATURAL LIGHT



GAS AVAILABLE ON SITE IF REQUIRED



ORCHARD TRADE PARK / BONEHURST ROAD / SALFORDS / REDHILL / RH1 5EL



## EPC RATING

A (22).

## RATEABLE VALUE

Currently £50,500.

## TERMS

The unit is available on flexible lease terms.

## FURTHER INFORMATION

For further information, please contact the joint sole agents:



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