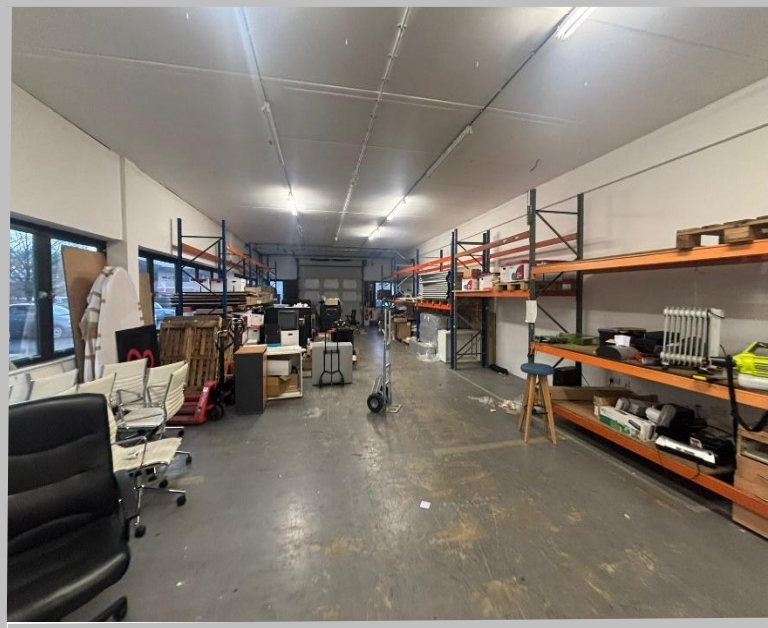
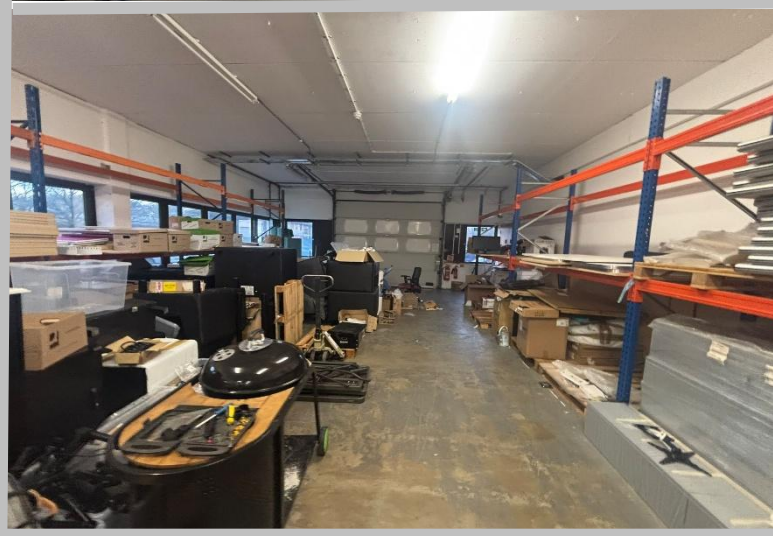
RAYNERS
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Ground Floor, Unit 4, Perrywood Business Park, Redhill, RH1 5DZ

Warehouse / Light Industrial

TO LET

PROPERTY SUMMARY

- **Ground floor warehouse / light industrial unit**
- **Attractive and secure business park**
- **Convenient location on the outskirts of Redhill and near Salfords station**
- **Positioned close to the A23 and 5 miles from Junction 8 of the M25**
- **Warehouse / Light industrial – 1,904 sq.ft (176.9 sq.m)**
- **On-site parking available**
- **Rent £25,000 per annum exclusive**

LOCATION

Perrywood Business Park enjoys a peaceful and secluded location, close to the centre of Salfords and Redhill. Salfords is located 3 miles to the South of Redhill and 3.5 miles to the North of Gatwick Airport. The property benefits from excellent road connections, being positioned just off the A23 which provides access to the M25 via Junction 8 at Reigate (5 miles) and Junction 9 of the M23 (4.6 miles). Salfords train station is located only half a mile to the West.

DESCRIPTION

Self-contained ground floor open plan warehouse / light industrial unit. The warehouse has double glazing and a gas heater (not tested). Kitchen and toilet facilities are shared.

On-site parking is available.

For further information or to view please contact

Daniel Lascelles MPLAN Tel: 01737 222835
Email: daniel@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com

ACCOMMODATION & TERMS

Address	Size		Rent (per annum)	Other Terms
	Sq.ft	Sq.M		
Warehouse / Light Industrial	1,904	176.89	£25,000	Term to be agreed up to December 2030

Notes:-

i) An additional fixed "service charge" will be payable to cover business rates, utilities, repairs and maintenance.

VAT

We understand that VAT is applicable to the rent and other outgoings.

BUSINESS RATES

To be confirmed

EPC EPC Rating B (30)

COSTS Each party is to bear their own legal costs.

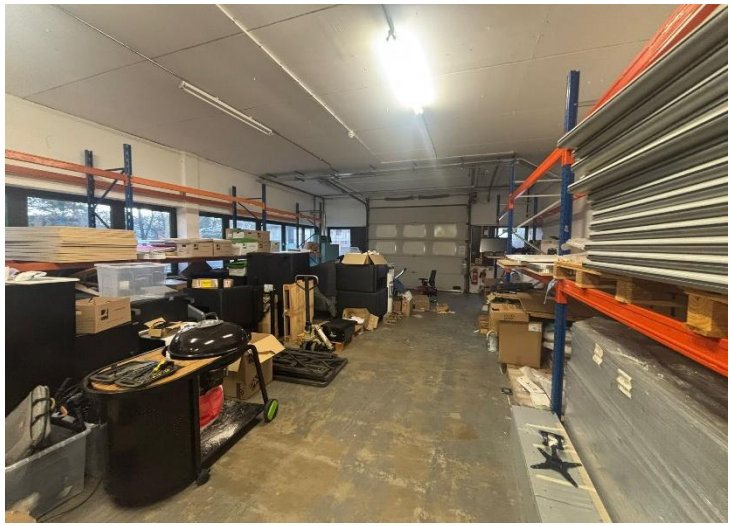
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