



MODERN WAREHOUSE

WITH LARGE YARD-6,210sq ft(576.91sqm)

68 Holmethorpe Avenue, Redhill, RH1 2NL

FULLY REFURBISHED



LOCATION: The property is located on the northern side of Holmethorpe Avenue, approx. one mile from Redhill Town Centre and Redhill Station with regular services to London and the South Coast.

The A23 is closeby, with the M25, giving access to the national Motorway system, approx. 3 miles distant at J8(Reigate), or J6(Godstone).

Heathrow Airport is approx. 30m to the west and Gatwick Airport approx. 8 m to the south.

RH1 2NL: aspect.frog.barks

Spectrum House • Beehive Ring Road • Gatwick Airport • RH6 0LG

www.kba-property.co.uk

Tel: 01293 422202

DESCRIPTION: The unit was constructed as part of the Praetorian Place development in 2014 of steel framed construction, with part brick, part steel clad walls under a corrugated steel framed roof incorporating approx. 20% roof-lighting.

AMENITIES:

*Self contained secure gated yard-6600sq ft/613.14sqm
*first floor mezzanine storage *min eaves height 6.5m
* 16 PV panels to roof-producing 4kwh *EPC: B-48. *3 phase power-12kwh

ACCOMMODATION:

Ground Floor	5,037sq ft	467.94sqm
First Floor/Mezz	1,173sq ft	108.97sq m

TOTAL **6,210sq ft** **576.91sqm**

TERMS: Available on a new lease direct from the Landlord on terms to be agreed.

RENT: On application. VAT will be charged on the agreed terms.

BUSINESS RATES: RV:£47,000 Rate Multiplier 2026/7: £0.43p

LEGAL COSTS: Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING LEGISLATION: in accordance with Anti Money Laundering legislation, KBA is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

VIEWING: Strictly by prior appointment through the joint sole agents
Ken Boyle of KBA-01293 422202/07711 068015
kenboyle@kba-property.co.uk or
Will Gelder(07917 569111)or Tom Boon(07879 864647) of Hurst Warne



Code of Practice: Applicants should be aware that the Code of Practice for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk