



**PERRYWOOD**  
BUSINESS PARK

**TWO STOREY DETACHED BUSINESS UNIT**  
**LEASEHOLD / FREEHOLD OPPORTUNITY**  
27,948 sq ft (2,596 sq m)



 SALFORDS  
STATION

## DESCRIPTION

Perrywood is a well-maintained gated business park in a mature landscaped environment. There is a mix of office, hi-tech and warehouse buildings that attract a wide range of occupiers to the park.

Unit 14 comprises a two storey detached hi-tech business unit of metal frame construction with attractive two-tone brick elevations. The front section of the ground floor is fitted out to provide a reception area, large breakout space, conference/training rooms and private offices. The rear section provides a storage and workshop area with two roller shutters, with the end section of the building being single storey with full height to the eaves.

The first floor office accommodation has a feature vaulted ceiling and provides spacious open plan office accommodation together with private offices and meeting rooms.

There are male and female WC facilities on both floors and two showers on the ground floor. There is vehicular access to both sides and the rear of the building with parking for 76 cars together with a large front lawn providing an external amenity space.

## KEY POINTS

- Rare mixed use opportunity
- Flexibility for internal reconfiguration
- Site Area 1.26 acres
- 76 car parking spaces
- 2 roller shutter loading doors
- Warehouse/workshop with 6.5m eaves height
- On site security office
- Salfords Railway Station - 5 minutes walk



4 EV CHARGING  
POINTS



ROOF TOP  
SOLAR PANELS



WAREHOUSE  
6.5 M EAVES



OPEN PLAN  
OFFICE



SPACIOUS  
RECEPTION



76 CAR  
PARKING SPACES



## ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	1,417.37	15,267
FIRST FLOOR	1,178.11	12,681
TOTAL (GIA)	2,596.48	27,948







**SAT NAV: RH1 5JQ**



## LOCATION

Salfords is an established business location, conveniently situated approximately 3 miles to the south of Redhill and 5 miles north of Gatwick Airport. Perrywood Business Park is accessed from Honeycrook Lane which links directly to the A23. The location has excellent road communications with access to the motorway network either via Junction 9 of the M25 at Gatwick Airport or via Junction 8 at Reigate.

Salfords Railway Station is approximately a 5 minute walk via gated rear access from the site providing direct services to Central London via Redhill and south to Gatwick Airport and Brighton. There is a retail and restaurant parade together with a Premier Inn Hotel situated approximately 0.7 miles from the property on the main A23 Brighton Road.



DISTANCE	MILES	MINS
M23 J9	5.5	15
M23 / M25 MOTORWAY INTERCHANGE	11.6	29
GATWICK AIRPORT	5.0	12
HEATHROW AIRPORT	31.3	50
BRIGHTON	32.4	52
CENTRAL LONDON	45.5	90

Approximate distances and journey times: source Google Maps







## TENURE

The building is available freehold or to let on a new lease on terms to be agreed.

## PRICE/RENT

On application.

## ESTATE CHARGE

An Estate Charge is payable to cover the common areas maintenance and estate security.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

The property has an EPC rating of B.



## VIEWING

Strictly by appointment via the sole agents.



**Tim Hodges**

tim.hodges@altusgroup.com

07818 514 403

**Harvey Arrowsmith**

harvey.arrowsmith@altusgroup.com

07525 210 656

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