









Robert Denholm House, Bletchingley  
Road, Nutfield, RH1 4HW

**HIGH-SPEC DATA  
STORAGE FACILITY**

**TO LET**

## PROPERTY SUMMARY

-  **Data storage facility to let**
-  **Fitted out to a high specification**
-  **Situated on the A25 close to the M23 & M25 (Junction 6)**
-  **Total net internal area 619 sq.ft (57.51 sq.m)**
-  **Rent on application**
-  **On-site parking available**

## LOCATION

Robert Denholm House is situated on the A25 at Nutfield, just to the East of Redhill. It benefits from excellent transport connections being situated just south of the M25, giving motorway links to the Continent (Eurostar and Channel ports via M20), Wales and the West Country (M25 – M4) and the North (M25 – M1 or M40/M6).

London Victoria is half an hour via Redhill Station and Gatwick Airport a mere 15 minute drive. Heathrow Airport can be reached in 45 minutes or less.

## DESCRIPTION & ACCOMMODATION

This lower ground floor high spec data storage facility has have been fitted out to a high standard with cabling throughout, 2 large air conditioning units, a 500MB-1GB line, ample plug sockets and capability for a Tesla Powerwall.

The premises have a net internal floor area of 619 sq.ft (57.51 sq.m).

## TERMS

Rent on application. The premises are available to let for a term to be agreed and are offered on fully inclusive terms with business rates, buildings insurance, building maintenance, rubbish disposal, water & sewerage charges, personalised post box, 24/7 access and on-site parking spaces.

The premises also includes full use of fully equipped kitchens and toilet/shower facilities.

### Subject to contract

**VAT** - We understand that VAT is applicable to the rent.

**RATES** - Business rates are included within the rent.

**EPC** – This property has an EPC Rating of D (91).

### For further information or to view please contact:

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