

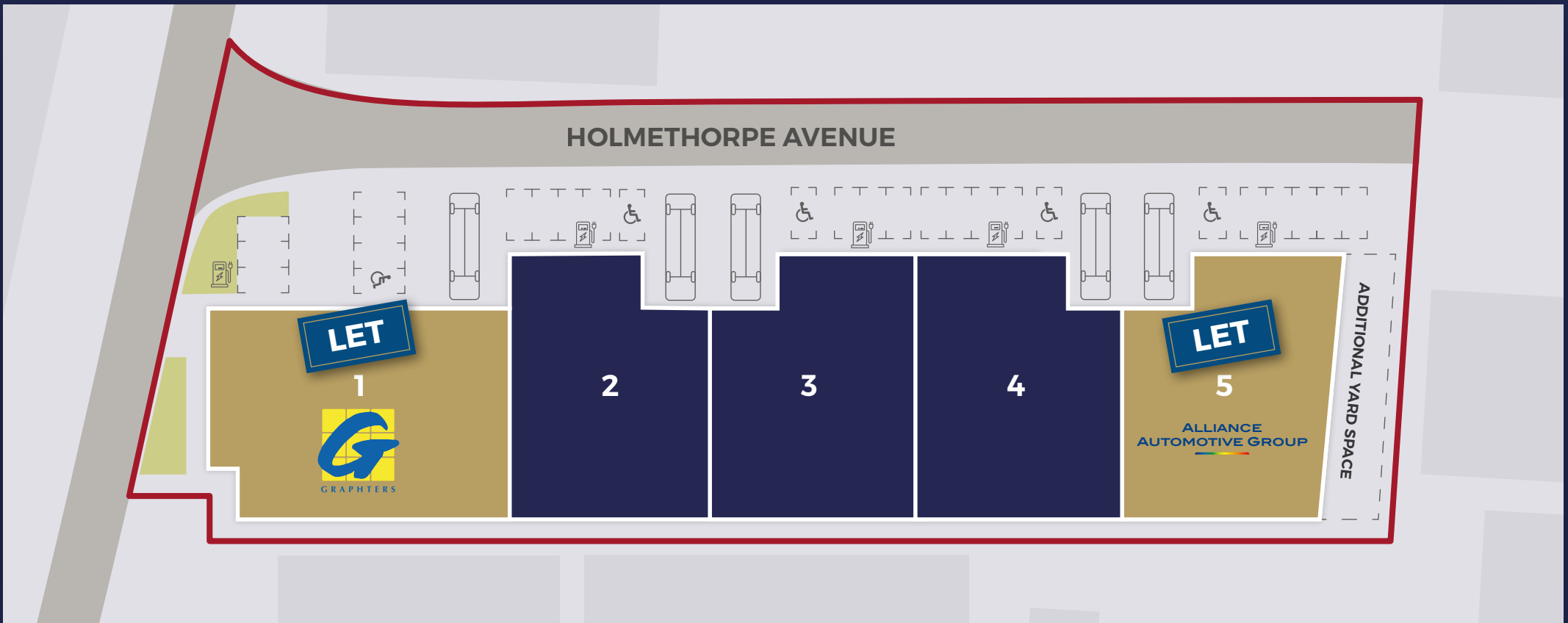
**LAST 3**  
UNITS AVAILABLE



**saltwhistle**  
BUSINESS PARK

42 - 44 HOLMETHORPE AVENUE  
REDHILL | RH1 2NL

BRAND NEW INDUSTRIAL/WAREHOUSE UNITS TO LET  
**5,340 - 17,585 SQ FT**



UNIT 1	ft <sup>2</sup>	m <sup>2</sup>	Parking
Ground Floor	5,989	553.38	
First Floor	1,328	123.36	
<b>TOTAL</b>	<b>7,317</b>	<b>679.74</b>	<b>7 Spaces</b>

UNIT 2	ft <sup>2</sup>	m <sup>2</sup>	Parking
Ground Floor	5,093	473.19	
First Floor	1,245	115.68	
<b>TOTAL</b>	<b>6,338</b>	<b>588.87</b>	<b>5 Spaces</b>

UNIT 3	ft <sup>2</sup>	m <sup>2</sup>	Parking
Ground Floor	4,334	402.61	
First Floor	1,006	93.47	
<b>TOTAL</b>	<b>5,340</b>	<b>496.08</b>	<b>4 Spaces</b>

UNIT 4	ft <sup>2</sup>	m <sup>2</sup>	Parking
Ground Floor	4,782	444.27	
First Floor	1,122	104.26	
<b>TOTAL</b>	<b>5,904</b>	<b>548.53</b>	<b>5 Spaces</b>

UNIT 5	ft <sup>2</sup>	m <sup>2</sup>	Parking
Ground Floor	5,566	514.09	
First Floor	1,351	125.18	
<b>TOTAL</b>	<b>6,917</b>	<b>642.57</b>	<b>7 Spaces</b>

TOTAL	ft <sup>2</sup>	m <sup>2</sup>
	<b>17,582</b>	<b>1,633.48</b>

Approximate Gross External Areas.



## DESCRIPTION

A new development of 5 high quality industrial / warehouse units in the heart of the main Redhill, Holmethorpe Industrial Estate. Units have been constructed with the latest environmental requirements in mind and aim to be best in class.

Nearby occupiers include:

**SCREWFIX** **TOOLSTATION** **halfords** **HOWDENS**



## LOCATION



A23  
0.9 Miles | 4 Mins



Redhill Station  
1.0 Miles | 4 Mins



M23/M25 J7  
3.0 Miles | 8 Mins



Gatwick Airport  
7.7 Miles | 21 Mins

## SPECIFICATION



7.6m  
Eaves Height



1 Double Electric  
Vehicle Charger  
Per Unit



BREEAM  
Rating 'Very  
Good' Targeted



Electric Roller  
Shutter Doors



EPC Rating  
A



VRF Heat Pumps  
to Offices



32.5 kN/m<sup>2</sup>  
Floor Loading



13%  
Roof Lights

The high quality units also benefit from:

- Fully fitted offices
- Tea points
- Shower and disabled facilities
- Fibre ready buildings
- Perimeter trunking to offices



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