

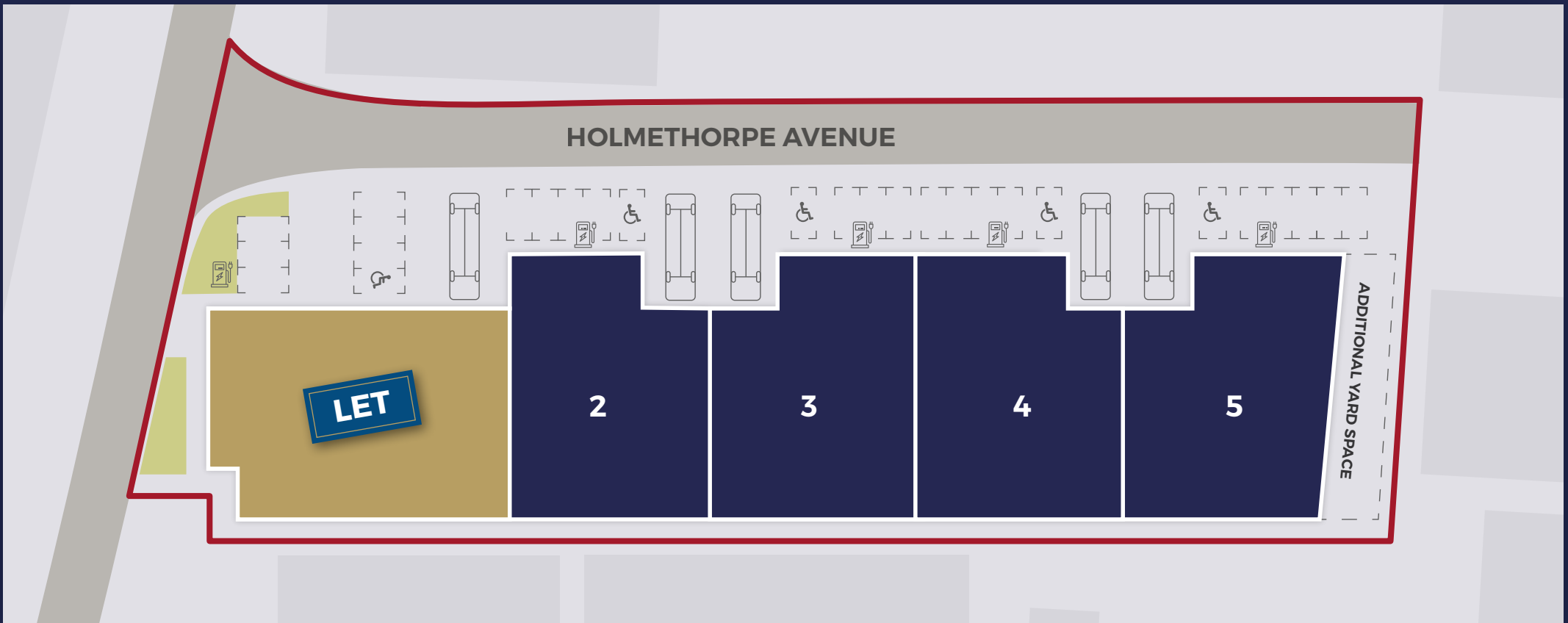


saltwhistle

BUSINESS PARK

42 - 44 HOLMETHORPE AVENUE
REDHILL | RH1 2NL

5 BRAND NEW INDUSTRIAL/WAREHOUSE UNITS TO LET
5,340 - 24,499 SQ FT



UNIT 1	ft ²	m ²	Parking
Ground Floor	5,989	553.38	
First Floor	1,351	125.48	
TOTAL	7,317	679.74	7 Spaces

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

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

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

UNIT 5	ft ²	m ²	Parking
Ground Floor	5,566	517.09	
First Floor	1,351	125.48	
TOTAL	6,917	642.57	7 Spaces

TOTAL	ft ²	m ²
	24,499	2,276.05

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/m²
Floor Loading



13%
Roof Lights

The high quality units also benefit from:

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



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