



First Floor, Unit 3, Perrywood
Business Park, Redhill, RH1 5DZ

**Economical
Office / Class E Space**

TO LET

PROPERTY SUMMARY

- Modern, economical first floor offices / Class E space
- Peaceful location within secure business park
- Convenient location on the outskirts of Redhill and near Salfords station
- Positioned close to the A23 and 5 miles from Junction 8 of the M25
- Total Net Internal Area - 3,490 sq.ft (324.23 sq.m)
- Rent £34,900 per annum exclusive (subject to contract)
- On-site parking available

LOCATION

Perrywood Business Park enjoys a peaceful and secluded location, close to the centre of Salfords and Redhill. Salfords is located 3 miles to the South of Redhill and 3.5 miles to the North of Gatwick Airport. The property benefits from excellent road connections, being positioned just off the A23 which provides access to the M25 via Junction 8 at Reigate (5 miles) and Junction 9 of the M23 (4.6 miles). Salfords train station is located only half a mile to the West.

ACCOMMODATION

Modern first floor offices providing a mix of open plan and individual offices with a reception area, meeting room, modern kitchen facilities and separate male and female toilets. The offices benefit from double glazing, full carpeting, suspended ceiling with recessed lighting and air conditioning units. There is also a gas fired central heating system and perimeter trunking. On-site parking for up to 12 vehicles is available.

The accommodation and net internal floor areas are as follows: -

First Floor	3,490 sq.ft	(324.23 sq.m)
Outside – 12 car parking spaces		

TERMS

The offices are available to let on a new lease for a term to be agreed at an initial rent of £34,900 per annum exclusive.

Subject to contract

Please note that an additional fixed “service charge” will be payable to cover business rates, utilities, cleaning, repairs and maintenance.

VAT

We understand that VAT is applicable to the rent and other outgoings.

BUSINESS RATES

Business rates are to be included within the service charge.

EPC

This property has an EPC Rating of D (83).

COSTS

Each party is to bear their own legal costs.

For further information or to view please contact

Matt Lewis Tel: 01737 222835

Email: matt@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



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