

11 Oakdene Road, Redhill RH1 6BT
Offices/Storage

To Let

White Est. 1817
& Sons



- A detached office/storage building arranged over three floors
- Redhill train station is located approximately 0.5 miles distant
- Kitchen and shower facilities
- Net internal area of 1,395 sq.ft (129.69 sq.m)
- Available for £21,000 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The property is located just outside of Redhill town centre, in a largely residential area. Redhill contains a mixture of national and independent cafes, retailers, and restaurants. Redhill mainline train station is located approximately 0.5 miles away and offers frequent, direct services to London terminals.

The property benefits from good road connections with the A25 being located approximately 0.4 miles distant and junction 8 of the M25 is located circa 2.6 miles to the north.

Description & Accommodation

The property comprises a detached office building, arranged over three floors. The premises is divided into a number of offices, with a shower room located on the ground floor and toilet facilities on the first floor. The premises benefits from UPVC double glazed windows, laminate wood flooring, painted walls, fluorescent strip lighting, gas central heating via radiators, security and fire alarms and three phase power.

The premises have the following net internal floor areas:

Ground floor	340 sq.ft	31.72 sq.m
First floor	460 sq.ft	42.83 sq.m
Second Floor	<u>595 sq.ft</u>	<u>55.14 sq.m</u>
Total:	1,395 sq.ft	129.69 sq.m

Terms

The premises are available to let on a new full repairing and insuring lease at an initial rent of £21,000 per annum exclusive.

Subject to Contract

VAT - The above rent is quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - B (36)

Business Rates

The Valuation Office Agency describes the premises as 'Offices and premises', with a 2023 Rateable Value of £23,960. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

Viewings

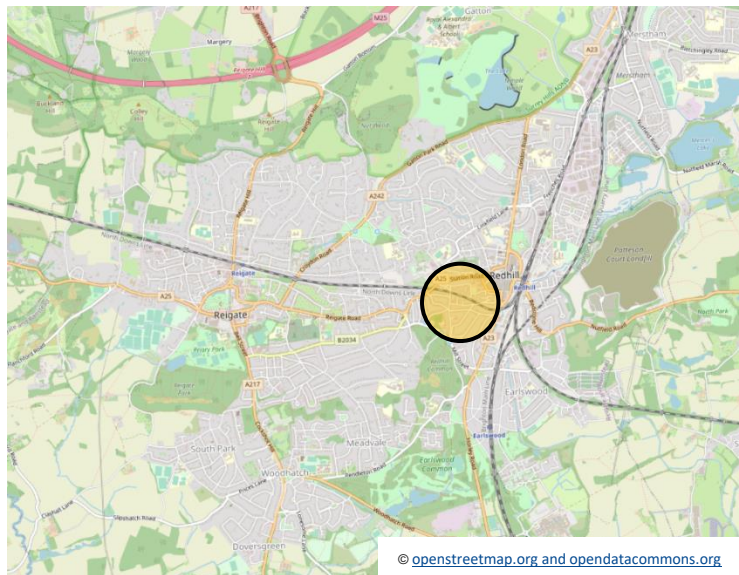
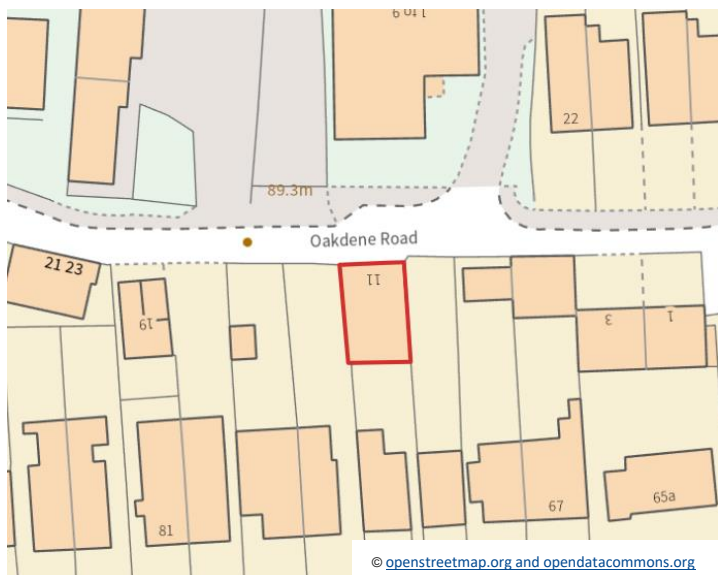
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Commercial Sales & Lettings

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