



ACE group 1-3
UNITS
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REDHILL
HANGAR 3
GREEN ZONE
CAUTION
5 M.P.H.
5

TO LET

SHW

INDUSTRIAL AND WAREHOUSE – 44,689 SQ FT (4,151.61 SQ M)
Hangars 1-3, Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JY

**MAKING
PROPERTY
WORK**

SHW.CO.UK



Rent | £6 per sqft

DESCRIPTION

A terrace of 3 connected warehouse buildings, of brickwork / blockwork elevations with metal sheet cladding.

The roofs are of a steel truss construction, with transparent roof panels to Hangars 2 & 3. The flooring consists of concrete slabs tiered over 3 levels.

LOCATION

The buildings form part of the Redhill Aerodrome located 1.7 miles south of the A25 at Nutfield, itself a couple of miles east of Redhill town centre.

The Aerodrome is home to over 25 airport and non-airport related businesses.

Road Distances:

Redhill: 2.8 miles
 M25 Junction 8 (A217 / Reigate): 5.3 miles
 M25 Junction 6 (A22 / Godstone): 5.4 miles
 M23 Junction 9 (Gatwick): 6.0 miles

ACCOMMODATION (GIA)

The units have been measured on a GIA basis.

| | SQ FT | SQ M |
|--------------------|---------------|-----------------|
| Hangar 1 Offices | 2,022 | 187.87 |
| Hangar 1 Warehouse | 11,723 | 1,089.13 |
| Hangar 2 | 16,062 | 1,492.17 |
| Hangar 3 | 14,882 | 1,382.53 |
| TOTAL | 44,689 | 4,151.69 |

AMENITIES

- 2 x Roller-shutter doors (3.93m x 4.57m) (3.54m x 4.10m)
- Sodium box lights
- Transparent roof panels to Hangars 2 & 3
- 3-Phase power (500V)
- Circa 20 parking spaces
- Separate loading area

RENT

£6 per sqft

TERMS

The unit is available by way of a subletting of the current term until April 2027 with a mutual break September 2021 or by way of a new lease direct from the Landlord by agreement.

RATES

We understand the hangars have a combined Rateable Value of £104,000.

However, we advise all interested parties to make their own enquiries with the Business Rates department at Tandridge District Council (01883 722000).

VAT

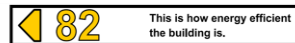
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.



VIEWINGS – 020 8662 2700

Alex Gale t: 020 8662 2704 | e: agale@shw.co.uk
 Charlie McKeachie t: 020 8662 2737 | e: cmckechie@shw.co.uk



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