



PRAETORIAN PROPERTIES LTD

COMMERCIAL PROPERTY DEVELOPMENT

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Unit 3 Praetorian Place Redhill, Surrey, RH1 2LH

Property

Industrial Warehouse Unit

- Let until 2027
- Five Year Rent Reviews
- 3,671 SQ FT (341 SQ M)
- £45,000 P.A. (£12.25 PSF/ £131.96 PSM)
- Highly Visible Trade Counter Unit



Location

The property is located within Holmethorpe Industrial Estate, the prime industrial area for the Redhill and Merstham area. Redhill is an expanded town lying on the A23/ A25 routes. It lies to the south of the M25 and there is access to the north via junction 7.

The main retail area of Redhill town centre lies to the south west as does its railway station while access to the estate is via the main A23. Other nearby centres are Crawley (10 miles to the south) and Guildford approximately 18 miles to the west with Gatwick Airport situated approximately 6 miles to the south.

Description

The property comprises a freehold trade counter unit that stands semi-detached alongside the larger Unit 2 in a highly visible position towards the front of the Praetorian Place estate. This building is constructed of a steel portal frame providing a minimum eaves height no less than 6 m. There is Kingspan profile sheet roofing above brick walls and an electrically operated loading door. Windows and doors are aluminium framed double glazed units and construction has been finished to a good quality specification. The trade counter is fitted towards the back with its own training office while the rest is open plan display for hire equipment.. Access to the warehouse accommodation is by way of a single loading door on the front aspect with its own ten reserved parking spaces.

Accommodation

The building comprises the following accommodation:-

Accommodation	Size (sq ft)	Size (sq m)
Ground Floor (Warehouse)	3,071	285
Ground Floor (Offices)	600	56
Total	3,671	341

Specification

The unit benefits from the following specification:-

- *Modern Steel Portal framed construction*
- *Industrial License exists for the premises B1(C), B2 & B8*
- *Translucent roof light sections with powered loading door of 3.0m x 4.1m*
- *Solar Panels to rear elevation with FIT Benefits*
- *Canopy to main pedestrian entrance*
- *Approximately 6.5m eaves height*
- *Front access loading bay*
- *Ten allocated parking spaces*
- *Side aspect to front of estate*
- *Landscaped Frontage*

Terms

10 year lease from 2017 with five year rent reviews.

Rateable Value

The property has a rateable value of £30,000 (Effective Date 01 April 2017).

Viewing

Strictly by appointment through JPA Commercial Property Consultants.

Contact

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