PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2030

Unit 19 IO Centre
Salfords, Surrey
RH1 5DY

4,587 sq.ft / 427 sq.m

Ground Floor
(Warehouse/Offices)
2,601 sq.ft / 242 sq.m

(Mezzanine)
1,020 / 95 sq.m

First Floor (Offices)
966 sq.ft / 90 sq.m

£54,600 P.A.
(£11.90 PSF / £127.87 PSM)









INDUSTRIAL UNIT OVERVIEW

- Industrial License exists for the premises B2 & B8
- Modern high quality appearance with large windows to the front
- High specification Mezzanine fitted with loading sections to the main warehouse
- Office space fitted with suspended ceiling and Fujitsu air conditioning
- Ground floor to underside of eaves 6.0m accessed by large electric loading door
- W.C.s in offices and warehouse
- End of Terrace yard space to the side
- Six car parking spaces to the front of the building with a further two at the end of the terrace

COMMERCIAL PROPERTY DEVELOPMENT
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LOCATION

The property is located on the modern IO Industrial Estate which comprises 30 Units built in 2009 within the Salford Industrial Estate near Redhill.

Salford is a smaller town to the South of Redhill with the A23 providing good access to Gatwick and the surrounding Airport related trade parks. The distance is less than 4 miles to Gatwick Airport and 3 miles to the Town Centre at Redhill.

Redhill is an expanded town lying on the A23/ A25 routes and the largest town close by. There is access to the M25 via Junction 7 along with the M23 via Junction 9 for travelling further South. Bus routes serve the entire A23 route stopping outside the Salfords Industrial Estate.

DESCRIPTION

The property comprises a purpose built modern warehouse / industrial unit together with office space and an open yard to the front.

It is located at the end of a terraced row of industrial units all built in 2009 as the IO Centre. The steel portal frame has insulated metal profile elevations and a double pitch roof with translucent roof panels. The windows comprise double glazed aluminium units.

The ground floor has a sealed concrete floor with a large 5m loading bay door at the front together a minimum eaves height of 6m. The first floor has good quality office space including a suspended ceiling and recessed fluorescent lighting. The warehouse has substantial mezzanine cover with offices on the ground floor and a 75% cover of the ground floor space. The yard space to the front of the Unit provides parking for around six cars.

Terms

10 year lease from 2020

Rateable Value

Rateable Value £38,750
(Effective Date 01 April 2023)

Viewing

Strictly by appointment

CONTACT

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