PRAETORIAN PROPERTIES LTD
COMMERCIAL PROPERTY DEVELOPMENT

Let until 2032

Unit 20 IO Centre Salfords, Surrey RH1 5DY

4,524 sq.ft / 420 sq.m

Ground Floor
(Warehouse/Offices)
2,541 sq.ft / 236 sq.m

(Mezzanine)
1,292 / 120sq.m

First Floor (Offices)
691 sq.ft / 64 sq.m

£47,500 P.A.
(£10.50 PSF / £113.10 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
- Glass Partitioned Conference room
- Office space fitted with suspended ceiling and recessed lighting
- Ground floor to underside of eaves 6.0m accessed by large electric loading door
- W.C.s in offices and warehouse
- Six car parking spaces to the front of the building

COMMERCIAL PROPERTY DEVELOPMENT
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Salfords
Surrey
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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 near 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 a small office space including a suspended ceiling and recessed fluorescent lighting. The warehouse has extensive 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

7 year lease from 2025

Rateable Value

Rateable value of £36,000
(Effective Date 01 April 2023)

Viewing

Strictly by appointment

CONTACT

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