



# MODERN BUSINESS UNIT

## TO LET



### Key Benefits

- Roller shutter loading door
- Ground floor ceiling height 15ft (4.57m)
- Raised floors to offices
- 8 person passenger lift
- 95 on-site car parking spaces (1:215)
- Gas fired central heating
- Good natural light
- Gated entrance to park

### MODERN BUSINESS UNIT WITH EXCELLENT PARKING

### UNIT 9 PERRYWOOD BUSINESS PARK, SALFORDS, REDHILL, RH1 5DZ

**9,665 – 19,498 sq ft (897.90 – 1,811 sq m)**

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## UNIT 9 PERRYWOOD BUSINESS PARK, SALFORDS, REDHILL, RH1 5DZ



### LOCATION

Salfords is an established business location conveniently situated approximately 3 miles to the south of Redhill and 5 miles north of Gatwick Airport. Perrywood Business Park is accessed from Honeycrook Lane which links directly to the A23. The location has excellent road communications with access to the motorway network either via Junction 9 of the M25 at Gatwick Airport or via Junction 8 at Reigate. Salfords Railway Station is approximately ¼ of a mile away providing direct services to London Victoria via Redhill and south to Gatwick Airport and Brighton.

### DESCRIPTION

Perrywood is a well-maintained business park in a mature landscaped environment. Unit 9 comprises a modern detached two storey high-tech business unit with excellent parking. The property provides offices and light industrial / research / production accommodation.

### ACCOMMODATION

The property comprises the following approximate gross internal areas:-

	FT <sup>2</sup>	M <sup>2</sup>
<b>TOTAL</b>	<b>19,498</b>	<b>1,811</b>

Potential to separate into two units, 9A and 9B, each of 9.665 sq ft (897.90 sq m)

### TERMS

The property is available by way of assignment of the existing lease, sub-let or a new lease direct from the landlord, on terms to be agreed.

### RENT / PRICE

On application.

### RATES

From our investigations of the Valuation Office Agency website, the rateable value of the property is as follows:

Unit 9A	£ 92,000
Unit 9B	£107,000

Interested parties should make their own enquiries of the local rating authority for confirmation of the actual rates payable.

### VAT

VAT will be payable on this transaction.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

D86



**Omnibus, Lesbourne Road, Reigate, Surrey RH2 7LD**

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**Chartered Surveyors**