

TO LET

Trade counter units - available on the instructions of Travis Perkins



Redhill - Industrial / Warehouse

6,163 sq ft (572.56 sq m) GIA

1979 • 2019 **40** YEARS

Units 4 & 5, Praetorian Place, Trowers Way, Redhill, RH1 2LH

For viewing and further information contact:



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Key Benefits

- Modern trade counter accommodation
- Permitted uses - B1 (c), B2 & B8
- 2 x electric roller shutter entrances
- 6.5m minimum eaves height
- 3 Phase power
- 16 car parking spaces



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RICS

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Description

Units 4 & 5 Praetorian Place are two adjoining units that are currently separated via an internal wall that can be adapted to create a single property.

The units comprise modern, trade counter / logistical warehouse accommodation. At the front of both units there are electric roller shutter entrances. Unit 5 has a dedicated access spur for offloading to the right of the unit.

Both units have first floors with steel staircases and safety railings allowing office use or storage.

Location

The units are located towards the rear of Praetorian Place, situated within the Holmethorpe Industrial Estate in north Redhill.

Praetorian Place is a modern trade counter estate consisting of 9 units let out to national trade customer tenants, including; Toolstation, Screwfix and Halfords.

This estate is located in the Merstham area to the North of the Surrey town of Redhill. Access to the M25 is via junctions 7 or 8 and Redhill and Merstham train stations are both approximately 1 mile from the site.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground	5,250	487.74	Available
1st	913	84.82	Available
Total	6,163	572.56	

Viewings

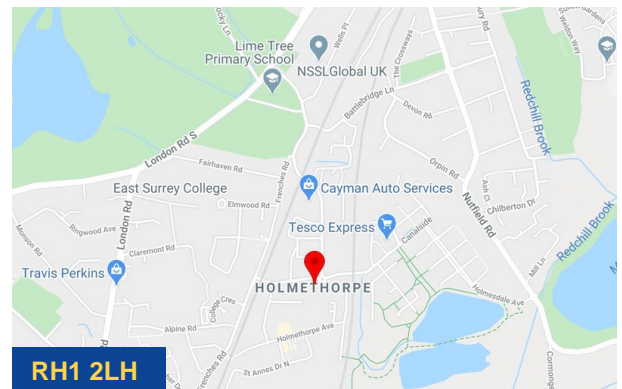
To arrange an inspection or discuss terms please contact the sole letting agents Hurst Warne.

Terms

The property is available on either a sub-let or assignment basis.

Our client currently holds co-terminus leases on both units 4 and 5 that expire 23rd July 2025.

The current combined passing rent on the two units is £65,000 per annum exclusive.



Summary

Available Size	6,163 sq ft
Rent	£65,000 per annum passing rent
Rates Payable	£5.61 per sq ft We recommend making your own enquiries with the local billing authority Reigate & Banstead Council
Rateable Value	£67,500
EPC Rating	Upon Enquiry

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