

16-22 CROMWELL ROAD, REDHILL RH1 1RT



**NEWLY DEVELOPED CLASS E UNITS
CAN BE COMBINED OR SPLIT INTO 2**

From £24,750 pax



- Brand new Class E Units
- From 1,983 sq ft available
- Total available space of 4,138 sq ft
- Total 4 undercroft parking spaces
- Prominent roadside position

Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

LOCATION

In Redhill Town Centre just outside the pedestrianised zone and opposite the exit of the Belfry shopping centre. The units are a stones throw from the new development on Marketfield with over 150 new flats as well as an entertainment centre. Excellent transport links are near in the form of the A25 and Redhill mainline train station.

DESCRIPTION

A purpose built Class E unit that can be split into two smaller units to suit a variety of uses. The premises benefits from 4 undercroft parking spaces and will be supplied in shell form with two recessed entrances with automatic front doors

ACCOMMODATION

16-18 Cromwell Road – 1,983 sq ft (184.23m²)

20-22 Cromwell Road – 2,155 sq ft (200.21m²)

Total internal area approx. 4,138 sq ft (384.23m²)

LEASE TERMS

A new lease direct from the landlord for a term and rent review pattern to be agreed.

AVAILABILITY

The premises is available for immediate occupation.

RENT

£49,500 per annum exclusive for the whole.

Should the units be split the rents are as follows:

16-18 Cromwell Road - £24,750 pax

20-22 Cromwell Road - £24,750 pax

VAT

We are advised that the premises is elected for VAT.

RATES

The rateable values have yet to be accessed.

Tenant to make own further enquiries

USE

The premises falls under the commercial use class E, which gives flexibility for a variety of uses.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

EPC

New EPCs have been commissioned for the units.

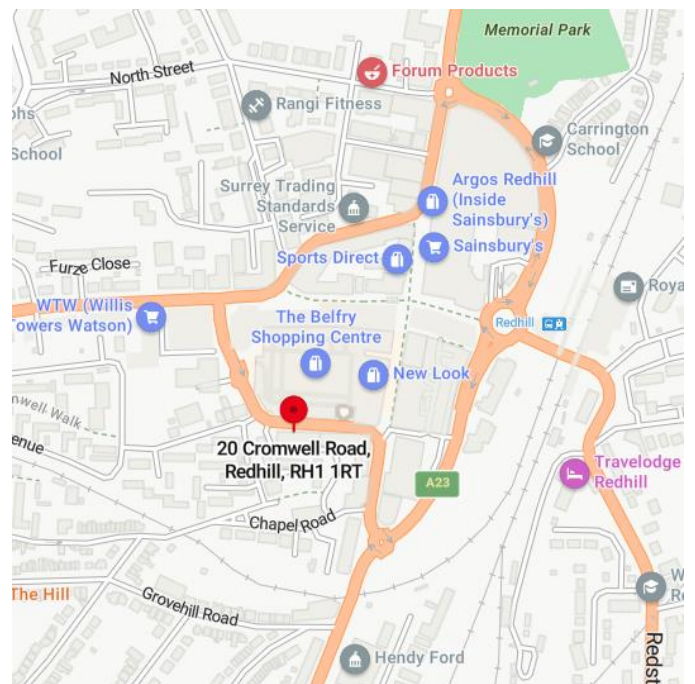
VIEWING

Strictly by prior appointment only through:

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