



**COMMERCIAL**  
PROPERTY CONSULTANTS

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## INDUSTRIAL / WAREHOUSE UNIT PREVIOUS MOTOR TRADE USE Approx 2,365 sq ft (219.71 sq m) GIA

### TO LET



## Unit 20 Reading Arch Road Redhill Surrey **RH1 1HG**

### LOCATION:

The unit is located at the end of Reading Arch Road, a cul-de-sac off the eastern side of the A23 London Road within half a mile to the south of the centre of Redhill (a market town on the A25/A23 intersection) and Redhill Mainline Rail Station. The M25 is readily accessed at Junction 6 via the A25 east through Godstone and at Junction 8, through Reigate and via the A217 to the west. Gatwick and the M23 are south via the A23.

### DESCRIPTION:

Unit 20 comprises a single storey steel profile clad building with an integral small office to the front and workshops/storage to the side and rear. A full site width forecourt provides off-street parking. Loading is to the front and via steel concertina doors.



### ACCOMMODATION:

All areas are approximate gross internal.

Description	Sq M	Sq Ft
Office	15.71	169
Workshops and ancillary	204.00	2,196
<b>TOTAL</b>	<b>219.71</b>	<b>2,365</b>

### AMENITIES INCLUDE:

Good road access to A23 and A25  
Off road parking for 7 vehicles  
Male and Female WCs

Fluorescent strip lighting  
All mains services including 3 phase electricity

### TERMS:

To Let on a new lease on terms to be agreed at an initial rental of £33,000 pax

### RATEABLE VALUE:

According to the Valuation Office Agency website, the current Rateable Value is £16,750

### EPC:

The premises have an Energy Performance rating of **C59**

### VAT:

The terms are subject to VAT at the prevailing rate.

### LEGAL COSTS:

Each party is to be responsible for their own costs involved in the transaction.

### VIEWING:

 <b>COMMERCIAL</b> PROPERTY CONSULTANTS	John Hammond 01737-420182 01883-713578 07711132019
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**SUBJECT TO CONTRACT - 342**