



kearney bell

Attn: Aaron Bell  
Email: [aaron@kearneybell.co.uk](mailto:aaron@kearneybell.co.uk)  
Tel: 020 3773 9393  
[www.kearneybell.co.uk](http://www.kearneybell.co.uk)

## REDHILL – UNIT 10, WARWICK QUADRANT, LONDON ROAD, RH1 1NN COMMERCIAL PREMISES TO LET



### LOCATION

The unit is situated in a high footfall location between The Belfry Shopping Centre and the Sainsbury's Superstore anchoring Warwick Quadrant.

Occupiers within the parade include **Holland & Barrett, shoezone, Peacocks, Savers, British Heart Foundation and Choice.**

### TENURE

The property is available on a new effectively fully repairing and insuring lease for a term to be agreed.

### RENT

Available on application.

### SERVICE CHARGE

Currently £21,212 per annum plus VAT for the year ending 31<sup>st</sup> December 2026.

### HANDOVER SPECIFICATION

The unit is to be handed over in its existing condition.

### ACCOMMODATION

We have calculated the following approximate net internal floor areas:

Ground Floor	180.6 sq m	1,944 sq ft
Ground Floor Anc	27.8 sq m	299 sq ft

### RATES

Rateable value from 1<sup>st</sup> April 2026      £26,500

We recommend verifying the rateable value with the local authority.

### COSTS

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

### EPC

Energy Rating C70 valid until 18<sup>th</sup> July 2033. Full report available on request.

### PLAN

Available on request.

### INSPECTIONS

Viewings by appointment with:

Aaron Bell  
[aaron@kearneybell.co.uk](mailto:aaron@kearneybell.co.uk)  
020 3773 9393

Or via joint agents, JLL:  
James Heelis  
[James.heelis@jll.com](mailto:James.heelis@jll.com)  
020 7318 7821