



**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

SELF CONTAINED OFFICES – 218 – 1,875 SQ FT TO LET

Phoenix House, Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JY

DESCRIPTION

Phoenix House is a modern purpose-built office complex consisting of a number of small suites configured around a large central courtyard. The property provides high-quality office accommodation in a unique and attractive working environment.

LOCATION

Phoenix House forms part of Redhill Aerodrome, located approx 2.8 miles southeast of Redhill off the A23, approx. 2 miles. The A25 at Nutfield is approx 1.7 miles.

The Aerodrome is home to over 40 airport and non-aviation related businesses

Road Distances:

- Redhill: 2.8 miles
- M25 Junction 8 (A217 / Reigate): 5.3 miles
- M25 Junction 6 (A22 / Godstone): 5.4 miles
- M23 Junction 9 (Gatwick): 6.0 miles

Rail

- Earlswood Station is 2.5 miles with direct trains to London Bridge 38 mins
- East Croydon 21 mins
- Gatwick Airport 9 mins

ACCOMMODATION (NIA)

	SQ FT	SQ M	PARKING	RENT PA
Room 12	218	20.25	1	£5,540
Room 10	480	44.59	1	£10,800
Room 6	306	28.43	1	Under Offer
Room 5	215	19.97	1	Under Offer
Room 4	217	20.16	1	Under Offer
Room 3b	439	40.78	1	Under Offer

RENT

Figures for each suite are provided above, exclusive of Business Rates, Service Charges and Insurance.

TERMS

The suites are available on new equivalent full repairing and insuring leases direct from the landlord, from 12 months upwards.

AMENITIES

- On-site parking
- Wi-Fi
- Shared tea point
- LED lighting
- Perimeter trunking
- Underfloor central heating
- Carpeted

RATES

Occupiers will be liable for the Business Rates, but may be eligible for Small Business Rates Relief.

Rateable Values:	
Room 10 Phoenix House	£7,500
Room 12 Phoenix House	£4,000
Room 6 Phoenix House	£4,800
Room 5 Phoenix House	£4,000
Room 4 Phoenix House	£4,000
Room 3b Phoenix House	£6,900

SERVICE CHARGE

There is a service charge for the upkeep of the building and common areas.

Estimate of £8.00 per sq ft.

VAT

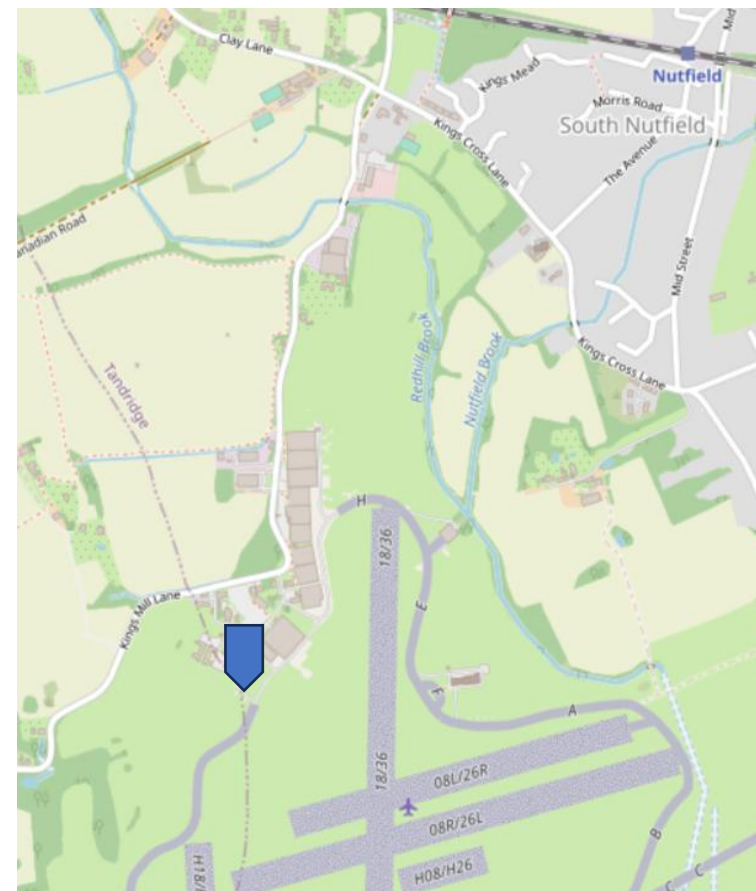
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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VIEWINGS – 020 8662 2700

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Internal Courtyard



Car Park



External Projection



Small Office Suite



Large Open Plan Office Suite



Internal Suite

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