



kearney bell

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REDHILL – UNIT 6, 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 £21,150 per annum plus VAT for the year ending 31st 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 sales	152.3 sq m	1,639 sq ft
Ground Floor Anc	26.4 sq m	284 sq ft

RATES

Rateable value from 1st April 2026 £30,250

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 C74 valid until 10th July 2033. Full report available on request.

PLAN

Available on request.

INSPECTIONS

Viewings by appointment with:

Aaron Bell
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020 3773 9393

Or via joint agents, JLL:
James Heelis
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020 7318 7821