

MODERN INDUSTRIAL/ WAREHOUSE UNIT

WITH DEDICATED PARKING FOR 6 CARS TO THE FRONT

3,925 sq ft(365 sq m) approx.

FOR SALE FREEHOLD



13 TROWERS WAY • HOLMETHORPE INDUSTRIAL ESTATE • REDHILL • RH1 2LH

LOCATION:

Redhill is an established town in the Borough of Reigate and Banstead with a population of circa 18,163 (2011 census). More specifically, the subject unit is located on the Holmethorpe Industrial Estate which is the principal estate in the area being located approximately 1-mile north of the town centre whilst being well located for the A23 London Road and ultimately the national motorway network via the M25 motorway. Occupiers on the estate incline Halfords, Topps Tiles, City Electrical Factors, Toolstation, Bosch Service, Howdens, Rexel and a whole host of well-known retailers.

Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU

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DESCRIPTION:

The property comprises a reasonably modern mid-terrace industrial/warehouse property of brick construction with plastic coated steel cladding to the front elevation (upper section) together with a roller shutter loading door and personnel entrance all beneath a pitched and insulated roof, windows are double glazed. The premises are presently arranged as workshop/warehouse with mainly open plan, air conditioned office space at first-floor level whilst together with kitchen and WC facilities. We would estimate that the unit and indeed the terrace as a whole dates from the 1980s.



ACCOMMODATION:

The unit extends to some 3,925 sq ft (365 sq m) approx. of gross internal floorspace. The premises also benefit from dedicated car parking to the front of the premises for some 6 cars.



EPC:

EPC rating - band C.

TERMS:

The property is available **For Sale** on a **Freehold** basis.

PRICE:

We are quoting **£650,000.00** subject to contract and full vacant possession upon legal completion.

VAT:

VAT is not payable on the purchase price.

BUSINESS RATES:

The property is situated in the Borough of Reigate and Banstead and is assessed as follows:

Description: Workshop & Premises.

Rateable Value: £20,000 (£29,500.00 effective from 1st April 2026).

LEGAL COSTS:

Each party to bear their own professional and legal costs.

VIEWING:

Strictly by prior appointment through the **Sole Agents**:



Andrew Russell
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Rod Walmsley
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NOTE:

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Ground and First Floor Plans:

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Energy performance certificate (EPC)

13 Trowers Way
REDHILL
RH1 2LH

Energy rating

C

Valid until:

26 March 2033

Certificate number:

3412-9358-9500-4035-6615

Property type

Offices and Workshop Businesses

Total floor area

353 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Under 0

A+

0-25

A

26-50

B

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

Net zero CO2

54 C

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy Performance Certificate:

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