

Office & Yard

TO LET

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 **Airport House**
Kingsmill Lane, South Nutfield, Surrey, RH1 5JY



GROUND FLOOR OFFICE
SEPARATE YARD AREA

TO LET

- On-site parking
- Ground floor office
- Separate Yard area

Viewing by appointment

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Airport House Kingsmill Lane, South Nutfield, Surrey, RH1 5JY

Location

The property is located on Kingsmill Lane opposite Redhill Aerodrome and forms part of a larger office and industrial development.

The site is well located being just off the A2044 between Redhill to the north and Gatwick to the South.

Description/Accommodation

The premises comprises of a ground floor office building which forms part of a larger office development. The accommodation is currently split into three separate rooms but could be combined into one larger open plan space if required.

The office benefits from the use of a shared kitchen and w/c facilities. There is also ample parking on site on a non-allocated first come, first served basis.

There is a large yard which currently has partial covering with a scaffold structure. The yard benefits from three phase power and mains water. Please note the yard does not have drainage.

Internal Area

Net internal areas as follows:

Ground Floor Office 51.39 sq m 553 sq ft

Yard 548.13 sq m 5,900 sq ft (Gross)

Terms

The two elements of the property are available to let together on a new effective FRI Lease at a rent of £30,000 per annum or individually as follows.

Yard - £22,500pa

Office- £9,000pa

Plus VAT (if applicable), Subject to Contract.

Business Rates

According to the Government website the Rateable Value is TBC. The UBR for 2024/5 is 49.9p in the £.

Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is TBC



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Property Misdescriptions Act

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