



**WORKSHOP AT REDLANDS FARM, REDLANDS LANE, HORSHAM ROAD, MID HOLMWOOD, SURREY, RH5 4EL**

- **STORAGE UNIT TO LET WITH SECURE YARD AREA**
- **LOCATED WITHIN A SHORT DISTANCE OF THE A24.**
- **1,549 SQ FT (144 m<sup>2</sup>) UNIT - YARD 3,240 SQ FT (301 m<sup>2</sup>)**
- **AVAILABLE ON FLEXIBLE TERMS**

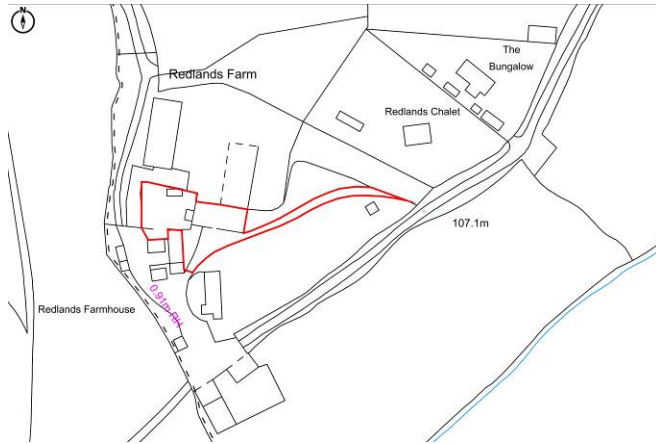




## Location

Redlands Lane benefits from direct access onto the northbound A24 dual carriageway, and is located 1 mile south of Dorking Deepdene roundabout.

The storage barn sits within an existing commercial enterprise zone. For exact location use the What 3 Words link below: <https://w3w.co/clocks.anyway.exit>



## Description

This single storey self-contained storage barn/workshop has the following amenities property:

- Single phase electric (3 phase upon request)
- Loading door (4.40 m width x 3.10 m height).
- Water
- Connection to existing Klargestar
- Secure yard area- specification to be agreed

## Floor Areas

We have measured and calculate the accommodation to have the following approximate gross internal floor areas:

|                           | Sq m                  | Sq ft       |
|---------------------------|-----------------------|-------------|
| Ground Floor Storage Unit | 122.82 m <sup>2</sup> | 1,549 sq ft |
| Rear Yard Area            | 301 m <sup>2</sup>    | 3,240 sq ft |

We have not included the front yard area.

The Size of the yard area is negotiable.

## Terms

The storage unit is available to let by way of a new internal repairing and insuring lease for a term to be agreed at a commencing rent of £12,400 per annum exclusive.

## Business Rates – Small Business Rates Relief

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £8,300  
UBR (2025/2026) 49.9p in the £

Small business rates relief maybe available to eligible businesses.

## EPC Rating

We understand that an EPC is not required as it does not have any heating.

## VAT

VAT will NOT be chargeable on the rent.

## Use

Industrial storage use only.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

**TIM SHEPHERD**  
01403333921 or 07921056072  
[tshepherd@colyercommercial.co.uk](mailto:tshepherd@colyercommercial.co.uk)

**JO PARRY**  
01403 275 275  
[Office@colyercommercial.co.uk](mailto:Office@colyercommercial.co.uk)