**CAFÉ / RESTAURANT OPPORTUNITY – 2,776 SQ FT (257.87 SQ M)**
**MAY SUIT ALTERNATIVE USES INCLUDING OFFICES / NURSERY / EDUCATION / MEDICAL (STP)**

**Phoenix House, Redhill Aerodrome, Kings Mill Lane, Redhill, Surrey, RH1 5JZ**

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# PHOENIX HOUSE, REDHILL AERODROME, KINGS MILL LANE, REDHILL, SURREY, RH1 5JZ

Café / Restaurant Opportunity

May Suit Alternative Uses (STP)

25/01/2018

## Rent | On Application

### LOCATION

Phoenix House forms part of Redhill Aerodrome located 1.7 miles south of the A25 at Nutfield, itself a couple of miles east of Redhill town centre.

The Aerodrome is home to over 25 businesses, including Arena Aviation, Bristow Helicopters and numerous other aviation and non-aviation related firms, with over 400 employees between them.

Other nearby Occupiers include Mole Country Stores and Priory Farm.

**Road Distances:**
Redhill Town Centre: 2.8 miles
Horley Town Centre: 4.0 miles
M25 Junction 8 (A217 / Reigate): 5.3 miles
M25 Junction 6 (A22 / Godstone): 5.4 miles
M23 Junction 9 (Gatwick): 6.0 miles

### ACCOMMODATION (NIA)

The café consists of the following accommodation, measured on a Net Internal Area basis:

| | SQ FT | SQ M |
|---|---|---|
| TOTAL | 2,776 | 257.87 |

Subject to final measurement.

### RATES

The occupier will be liable for the Business Rates.

We advise all interested parties to make their own enquiries with the Business Rates department at Tandridge District Council (01883 722 000).

### RENT

On Application.

### EPC : TBC

### DESCRIPTION

Phoenix House is a new build property, completing March 2018, consisting of 19 small office suites extending to nearly 8,000 sq ft configured around a large central courtyard, plus this larger unit of 2,776 sq ft.

The Aerodrome has a number of further office occupiers in the Redhill Aerodrome Business Centre and Aero 14/16 buildings.

The unit is located at the south of the building and will have excellent views out over the Aerodrome and surrounding countryside, making it well suited for use as a café, or a range of other uses.

The property has planning approval for use a café or restaurant, however, the landlord would be prepared to consider a variety of alternative uses, including offices / nursery / education / medical, subject to the necessary planning permission.

### AMENITIES

- Gas and power supplies
- On-site parking
- Central heating
- Dedicated WCs

### TERMS

The property is available on a new equivalent FRI lease direct from the landlord.

### VAT

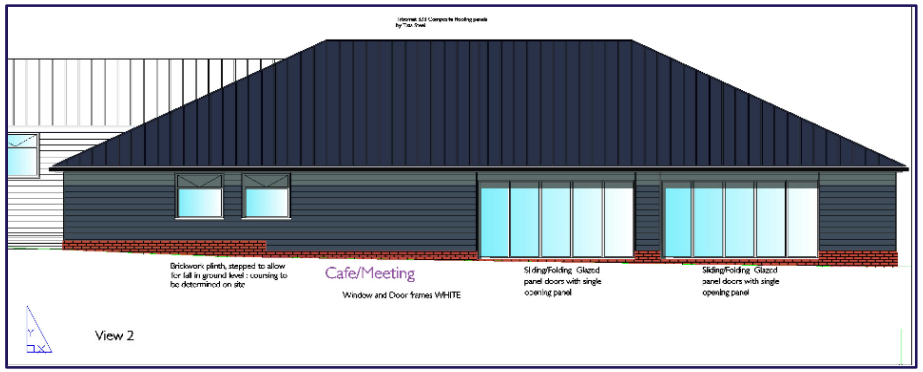
VAT will be chargeable on the terms quoted.

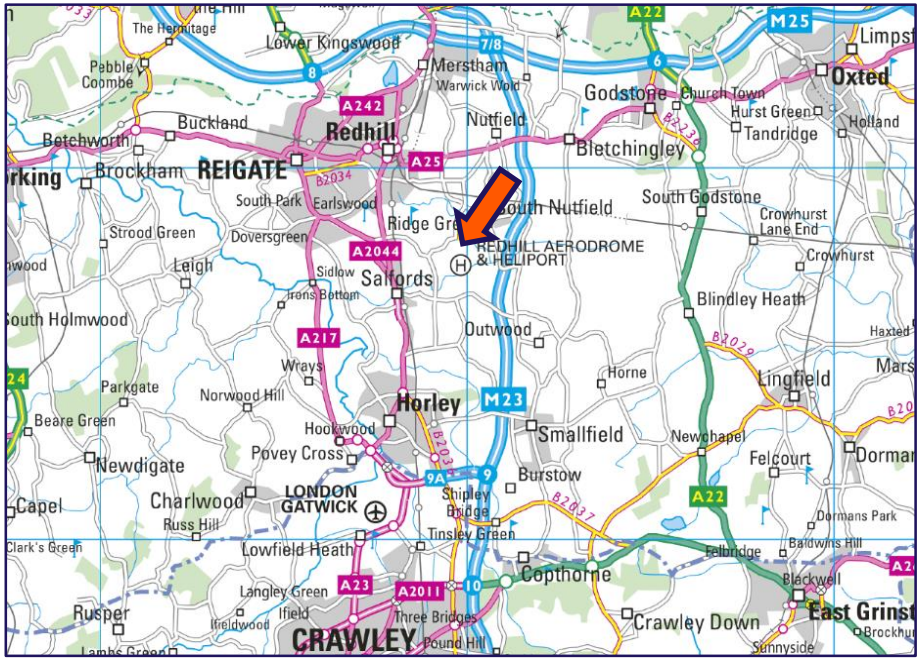
### LEGAL COSTS

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

### ON BEHALF OF

REDHILL AERODROME





**VIEWINGS – 01372 818181 / redhillaerodrome@shw.co.uk airportproperty.co.uk**

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