

# WELLS POINT

WELLS PLACE, REDHILL RH1 3AS

ON SITE NOW  
PC - SEPT 2020

Two outstanding industrial warehouse  
units providing 17,620 - 38,503 sq ft  
To let / for sale

UNIT 1  
PRE - SOLD  
TO  
OTDS LTD

ONE UNIT  
REMAINING  
20,883 sq ft

[www.wellspoint.co.uk](http://www.wellspoint.co.uk)

Another Green Development by

**Goya**

[goyadevelopments.co.uk](http://goyadevelopments.co.uk)

# WELL SITUATED...



## LOCAL OCCUPIERS

- ① WINTERBOTHAM DARBY
- ② BRITANNIA MOVERS INTL
- ③ CURTIS PACKAGING
- ④ NSSL GLOBAL
- ⑤ SAFESTORE SELF STORAGE
- ⑥ RICOH
- ⑦ CERES POWER
- ⑧ WIKA
- ⑨ HOLMETHORPE INDUSTRIAL ESTATE

## WELLS POINT

WELLS POINT is an exciting new speculative industrial warehouse development totalling up to 38,503 sq.ft, split in to two self-contained units.

Located on the Gatton Park Business Centre, within the Merstham trade and warehousing district, the two units offer cutting edge, energy saving technologies to reduce carbon emissions by 35% (over a 2013 Building Regs warehouse).

Surrounding occupiers include Safestore Self-Storage, Britannia Movers International, Ricoh and Winterbotham Darby.

Furthermore, the Holmethorpe Industrial Estate is located 0.2 miles to the South and is home to tenants that include Screwfix, Halfords, Yesss Electrical, Toolstation, Topps Tiles and Euro Car Parts.

# WELL SPECIFIED



## SPECIFICATION

- 8.0m clear internal height in the warehouse
- 40 kN/m<sup>2</sup> minimum warehouse floor loading
- Electric roller up-and-over loading doors
- Mechanical ventilation, heating and comfort cooling to offices
- Motion sensitive LED lighting to offices

Indicative finishes from other Goya schemes



# WELL PLANNED...



UNIT 1	SQ M (GEA)	SQ FT (GEA)
GROUND FLOOR	1,433	15,425
FIRST FLOOR	204	2,195
<b>TOTAL</b>	<b>1,637</b>	<b>17,620</b>
LOADING DOORS	2	
CAR PARKING	18	

**PRE - SOLD TO  
OTDS LTD**

UNIT 2	SQ M (GEA)	SQ FT (GEA)
GROUND FLOOR	1,665	17,913
FIRST FLOOR	275	2,970
<b>TOTAL</b>	<b>1,940</b>	<b>20,883</b>
LOADING DOORS	2	
CAR PARKING	23	

# WELL GREEN



## ECO- INITIATIVES

35%

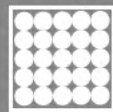
**IMPROVEMENT  
IN CO<sub>2</sub> EMISSIONS**

Over 2013 buildings  
regulations requirements

15%

**REDUCTION  
IN CO<sub>2</sub> EMISSIONS**

Through the use of Low  
and Zero Carbon (LZC)  
technologies



**ROOF MOUNTED  
PHOTOVOLTAIC  
PANELS (PV)**



**12-15% ROOF LIGHTS  
IN THE WAREHOUSE**

To ensure unencumbered  
natural light



**ELECTRIC CAR  
CHARGING POINTS**



**VRF AIR SOURCE  
HEATING AND  
COOLING**

To the offices

# WELL LOCATED

Wells Point benefits from excellent communications with fast access to the M25 and M23 motorways connecting to London's International Airports, Eurotunnel and major sea ports.

Wells Point is located on Wells Place in the Merstham area to the north of the Surrey town of Redhill. The Holmethorpe Industrial Estate is located immediately to the south of Wells Place. Access to the M25 is via junctions 7 or 8 and Redhill and Merstham train stations are both approximately 1.0 mile from the scheme.

## TRAVEL DISTANCES

### BY ROAD

M25 J7	2 miles
M25 J8	2.6 miles
M23	2.9 miles
Gatwick Airport	9.6 miles
Central London	20 miles
Heathrow Airport	30 miles

### BY RAIL

Redhill		11 mins
Gatwick Airport		15 mins
London Bridge		27 mins
London Victoria		33 mins

### BY SEA

Shoreham	44 miles
Portsmouth	70 miles
Dover	86 miles



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ANOTHER GREEN DEVELOPMENT

