

REDHILL CHAMBERS HIGH STREET, REDHILL, RH1 1RJ

Suite A, Second Floor
Refurbished Air-Conditioned Office Suite
858 Sq. Ft.

TO LET



01737 230700

Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ Fax: 01737 230701

www.michaelrogers.co.uk

LOCATION:

Redhill is just off the M25 (approximately 3 miles from Junction 8), 7 miles from the M23 and 7 miles north of Gatwick Airport.

The building is prominently situated in the pedestrianised town centre at the junction of Station Road and the High Street. All amenities are close by, including the Belfry Shopping Centre with ample car parking facilities and the mainline station is conveniently 200 metres away. The station provides frequent services to central London (London Bridge and Victoria with approximate travel times of 35 minutes) with other direct trains to Gatwick Airport and the South Coast.

Redhill is benefitting from a series of regeneration projects, enhancing its appearance and amenities. This includes a new supermarket, gym, hotel, multi-screen cinema, retail, restaurants and residential. There is also a proposed redevelopment of the railway station.

AVAILABILITY:

The available suite on the second floor totals 858 sq. ft.

AMENITIES:

- Air conditioning
- New entry phone system
- New carpets
- Suspended ceiling with recessed Category II lighting
- New kitchenette facilities
- Gas fired central heating
- 8 person lift
- Perimeter trunking

LEASE TERMS:

New flexible leases are available for a term to be agreed, the quoting rent is a highly competitive £18.50 per sq. ft. per annum exclusive.

VAT:

VAT will be applicable to the rent at the prevailing rate.

EPC (Energy Performance Certificate):

Second Floor Suite A: Rating C, 70.

LEGAL COSTS:

Both parties' legal costs to be borne by the ingoing tenant.

VIEWING:

For further information or to arrange a viewing, please contact:

Michael Rogers LLP
David Smith
DD: 01737 230739
M: 07801 700656
Email: david.smith@michaelrogers.co.uk



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