

**KINGSFIELD BUSINESS CENTRE,
PHILANTHROPIC ROAD, REDHILL,
SURREY, RH1 4DP.**

BUSINESS SPACE TO LET



**1,312 SQ FT (121.88 SQ M) –
16,766 SQ FT (1,557.60 SQ M)**

ON-SITE CAR PARKING SPACES

01737 230700

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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. Redhill mainline 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 amenities will be further enhanced by comprehensive regeneration including the shortly to be completed new Sainsbury's, gym and hotel, together with a Waitrose and multiplex cinema.

Kingsfield Business Centre is situated in an area of mixed use business premises to the south of the town centre between the A25 and A23.

AVAILABILITY:

Building	Size – Sq. Ft.	EPC Rating
A - Office	8,828 NIA	D
B - Storage	2,063 GIA	E
C - Office	4,563 NIA	D
J - Office	1,312 NIA	D

AMENITIES:

- Gas fired central heating
- Perimeter trunking
- Solid and suspended ceilings with fluorescent lighting
- Kitchenette facilities
- Predominantly cellular layout
- 68 car parking spaces

Building B provides mostly double height storage with an area of mezzanine floor.

LEASE TERMS:

New flexible leases are available for a term to be agreed. Rent on application.

VAT:

It is understood that the buildings have not yet been registered for VAT.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred.

VIEWING:

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

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