Michael Rogers

Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

REDHILL CHAMBERS
HIGH STREET, REDHILL, RH1 1RJ

COMING SOON

Suite A, First Floor
Refurbished Air-Conditioned Office Suite
2,101 Sq. Ft.

TO LET



The Suite Can Be Combined To Create An Area Of Circa 2,857 Sq. Ft.

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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.

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 A on the first-floor totals 2,101 sq. ft. The suite can be combined with another to create an area of circa 2,857 sq. ft.

AMENITIES:

Redhill Chambers has been upgraded with a new reception area and kitchenettes. The offices in Suite A are shortly to be refurbished and will provide:

- Air conditioning
- Entry phone system
- New carpet
- Suspended ceiling with recessed Category II lighting
- 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):

First Floor Suite A**:** Rating C, 75.

LEGAL COSTS:

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

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

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