

KINGSGATE
REDHILL

GRADE A OFFICE BUILDING WITH EXCELLENT PARKING PROVISION

6,226 - 25,489 sq ft

TO LET



Contemporary Space

Kingsgate is Redhill's flagship, grade A office building, clearly visible as you approach the town from the South. The building comprises a total of 44,206 sq ft with a headquarters specification including a brand new contemporary reception, curtain wall glazing and panoramic views.

Great Car Parking

The remaining accommodation benefits from 18 onsite car spaces and a further 53 spaces under long term licence nearby, providing a total of **71 spaces**. This provides a **superb town centre ratio of 1:359 sq ft**.

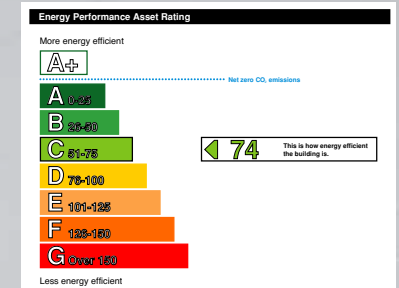


Specification

- Brand new modern, contemporary reception
- 24 hour access and on site concierge service
- Four pipe fan coil air conditioning
- Full access raised flooring
- 2.7m. floor to ceiling height
- Suspended ceilings
- Integral LG7 compliant lighting
- Two 13 person passenger lifts
- Fully DDA compliant
- Male and female WC's with shower facilities

Car Parking

- 18 on site car parking spaces
- 53 spaces under licence nearby
- Car parking ratio 1:359 sq ft
- 5 cycle racks





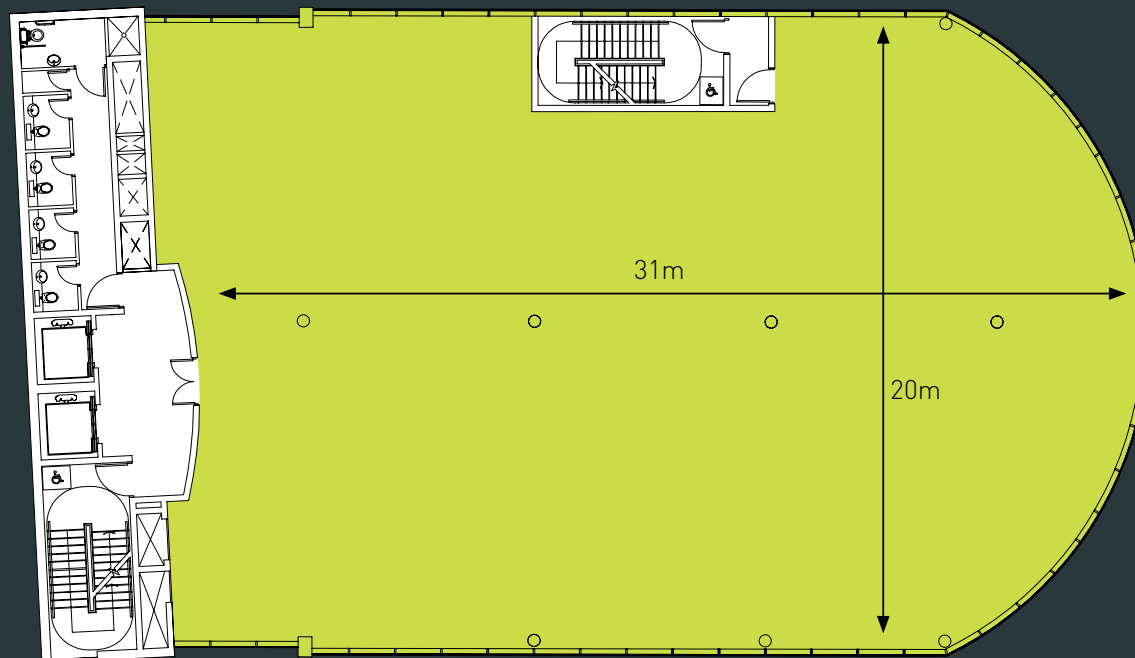
Availability

Following the successful letting of the Ground, First and Second Floors, the flexible floor plates at Kingsgate can meet a range of requirements, available individually, in combination or as a whole from 6,226 sq ft to 25,489 sq ft.

Floor areas

Seventh floor	1,674 sq ft	157 sq m
Sixth floor	5,151 sq ft	478 sq m
Fifth floor	6,219 sq ft	578 sq m
Fourth floor	6,219 sq ft	578 sq m
Third floor	6,226 sq ft	578 sq m
Second floor	Let to Balfour Beatty	
First floor	Let to Balfour Beatty	
Ground floor	Let to Balfour Beatty	
TOTAL	25,489 sq ft	2,369 sq m

All Net Internal Areas measured by Plowman Craven Associates.



Typical upper floor (Third – Fifth)

At the heart of Redhill, Kingsgate offers superb accessibility by all modes of transport – rail, road and air.



Location

Redhill is a key business location on the southern M25, 24 miles south of Central London and 6 miles North of Gatwick Airport with access to the M25 via junction 6 (Godstone) or junction 8 (Reigate Hill). Redhill mainline station is one of the busiest in Surrey with a regular north-south service to Central London, Croydon and Gatwick Airport and east-west linking Tonbridge to Guildford and Reading.

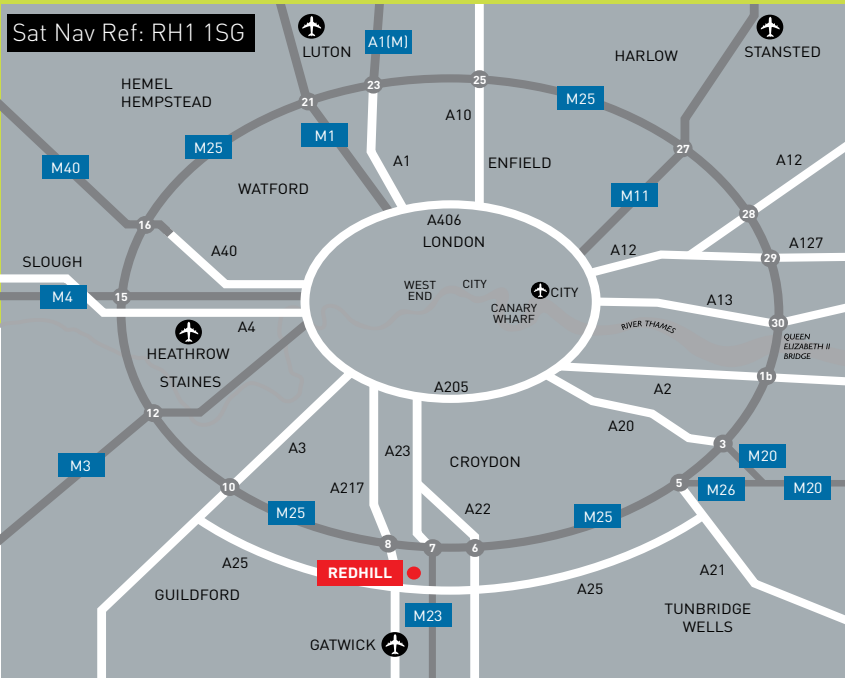
Communications

RAIL	
Gatwick Airport	7 minutes
East Croydon	11 minutes
Clapham Junction	22 minutes
London Victoria	28 minutes
London Bridge	33 minutes

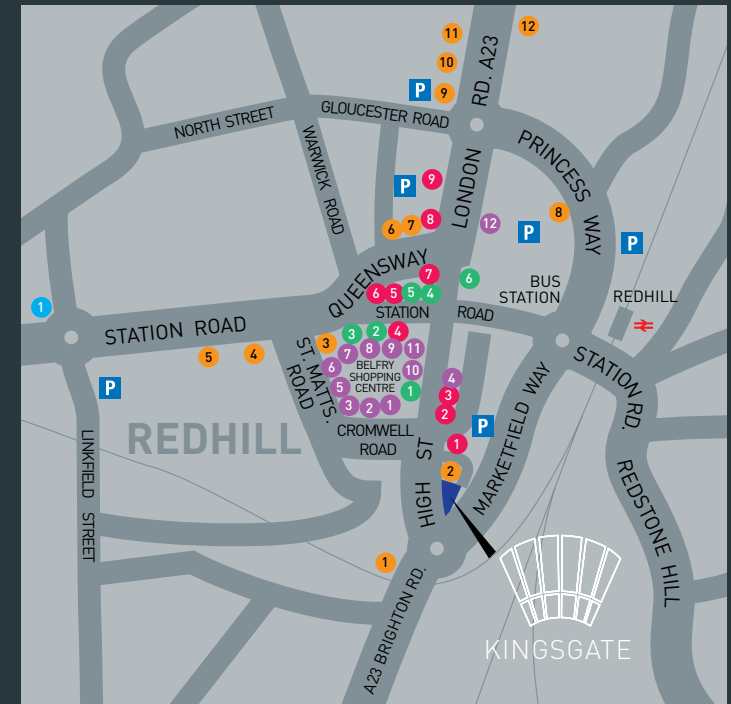
Redhill is a key business location providing easy access to the motorway network and fast train services to East Croydon, Central London and Gatwick Airport.

Kingsgate is prominently situated in a gateway position at the southern end of the High Street close to the pedestrianised town centre and the Belfry Shopping Centre.

ROAD	
Redhill Mainline Station	400 yards
M25 J8	3 miles
Gatwick Airport	7 miles
Central London	26 miles
Heathrow Airport	36 miles



Redhill is home to a large number of corporate occupiers because of its strategic position between London and Gatwick Airport.



Local Occupiers

- 1 TOTAL
- 2 LACTALIS MCLELLAND
- 3 SANTANDER
- 4 AXA ASSURANCE
- 5 TOWERS WATSON
- 6 PARTNERSHIP
- 7 SURREY COUNTY COUNCIL
- 8 BANQUE PSA FINANCE
- 9 AON
- 10 TRAVELERS INSURANCE
- 11 BLACK AND VEATCH
- 12 SUTTON & EAST SURREY WATER

Banks

- 1 HALIFAX
- 2 NATIONWIDE
- 3 HSBC
- 4 LLOYDS TSB
- 5 NATWEST
- 6 ABBEY

Leisure

- 1 DONYNGS LEISURE CENTRE

Retailers

- 1 ARGOS
- 2 TOPSHOP
- 3 HOLLAND & BARRETT
- 4 DOROTHY PERKINS
- 5 WH SMITH
- 6 JD SPORTS
- 7 SUPERDRUG
- 8 MARKS & SPENCER
- 9 WATERSTONES
- 10 BOOTS
- 11 THE BODY SHOP
- 12 SAINSBURY'S

Food and Drink

- 1 FRANKIE & BENNY'S
- 2 COFFEE BREAK
- 3 SUBWAY
- 4 COSTA COFFEE
- 5 O'NEILLS
- 6 CO-OPERATIVE FOOD
- 7 CAFE DE FRANCE
- 8 WETHERSPOON
- 9 PREZZO



KINGSGATE

Redhill Regeneration



Redhill Rail Station

The station is being comprehensively redeveloped to provide a new gateway into Redhill and will include the following:

- New ticket office, ticket machines and larger concourse area
- New Waitrose foodstore
- Small retail units
- Approximately 150 new homes



Redhill Balanced Network Scheme

The Department for Transport have granted £4m to invest in Redhill town centre's road network, which involves creating a two way traffic system, junction improvements and improved pedestrian, cycle and bus routes. The scheme aims to significantly improve access into Redhill.

Station Corner

Demolition work is underway to convert the former Liquid Envy nightclub to residential apartments with ground floor retail. The scheme currently has planning approved for 61 new residential apartments and a Tesco Express store on the ground floor.



Memorial Park

£1.5 million is being invested in a make over of the town centre park, with a new café, children's play area, sports zone and trim trail. Memorial Park is a less than a five minute walk from Kingsgate.

3 Princess Way

The existing office building is being comprehensively redeveloped to include a larger Sainsbury's superstore with hotel and gym. Included in the project are improvements to the surrounding pedestrianised shopping areas. Planning has been granted with completion anticipated mid 2016.

Marketfield Way

The proposed scheme comprises a six screen multiplex cinema, restaurants and prime high street fronting shops in Redhill together with circa 90 homes above. The completed scheme will provide vastly improved leisure facilities within 100 yards of Kingsgate's front door.

Redhill is currently undergoing a number of major town centre regeneration projects that will dramatically enhance the town centre's appearance and amenities.

(Proposed regeneration at the time of producing the brochure)



KINGSGATE

HIGH STREET REDHILL RH1 1SG

Terms

Leasehold terms are available upon application.

Viewing

Strictly by appointment with joint agents.

kingsgate-redhill.co.uk

Nick Woodman
nick.woodman@altus-maxwellbrown.com

Will Foster
will.foster@knightfrank.com

Henry Wyld
henry.wyld@knightfrank.com

