

NEWLY REFURBISHED

# CLARENDON HOUSE

CLARENDON ROAD, REDHILL, SURREY, RH1 1FB







EXCELLENT  
CAR PARKING  
34 ON SITE SPACES



SELF-CONTAINED TOWN CENTRE OFFICES 10,102 SQ FT (938.6 SQ M)



THE HIGH SPECIFICATION ACCOMMODATION BENEFITS FROM

-  NEW VRF AIR CONDITIONING
-  NEWLY REDECORATED
-  NEW SUSPENDED CEILINGS
-  FULL ACCESS RAISED FLOORS
-  NEW CARPETS
-  NEW LED LIGHTING
-  ATTRACTIVE FEATURE RECEPTION
-  PASSENGER LIFT
-  NEW WC FACILITIES AND SHOWER





**CLARENDON HOUSE:** The property comprises a self contained three storey office building of some 10,000 sq ft. The property has been subject to a comprehensive refurbishment and now offers Grade A air conditioned space.



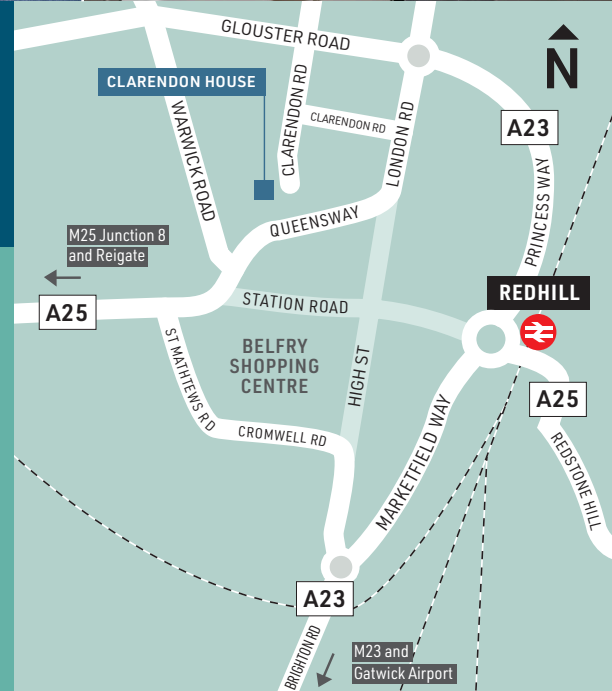
## LOCATION:

Redhill is just off the M25 (circa 3 miles from Junction 8), 7 miles from the M23 and 7 miles north of Gatwick Airport. Redhill mainline railway station provides fast and frequent services to Central London in a journey time from 37 minutes, with other direct trains to Gatwick Airport and the South Coast.

Redhill town centre is undergoing a major redevelopment which will enhance the town centre for both residents and people who work locally.

Clarendon House is located in the heart of Redhill town centre in a well-established office pitch. There are extensive amenities close by including Banks, restaurants and numerous major High Street retailers

**SAT NAV: RH1 1FB**



## ACCOMMODATION

	SQ FT	SQ M
RECEPTION	289	26.89
GROUND FLOOR OFFICES	1,585	147.29
FIRST FLOOR OFFICES	4,112	381.99
SECOND FLOOR OFFICE	4,116	382.42
<b>TOTAL</b>	<b>10,102</b>	<b>938.59</b>

## EPC

(Energy Performance Certificate)

**Rating: C - 59**

## DISTANCES AND TRAVEL TIMES

	DISTANCE	BY CAR	TRAIN
GATWICK AIRPORT	7.1 MILES	20 MINS	16 MINS
HEATHROW AIRPORT	30 MILES	36 MINS	95 MINS
LONDON VICTORIA RAILWAY STATION	20.8 MILES	75 MINS	45 MINS
M25 JUNCTION 8	2.5 MILES	10 MINS	



For further information  
or to arrange a viewing  
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