

NOW 40% LET



## GROSVENOR HOUSE

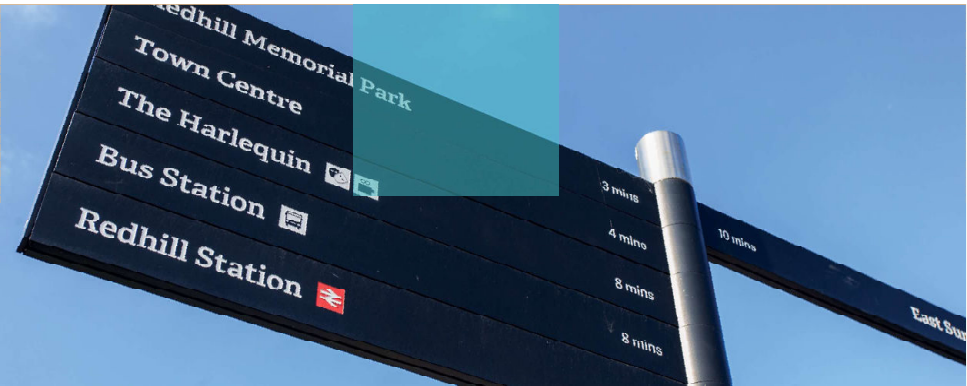
65 - 71 LONDON ROAD, REDHILL RH1 1LQ

HIGH QUALITY FLEXIBLE OFFICE SPACE

1,835 - 30,800 SQ FT (170.5 - 2,861.5 SQ M)



Receive a warm welcome in the **inviting reception area**



Headquarters office building benefiting from **excellent transport connectivity** and **nearby amenities**

#### A GREAT BUSINESS LOCATION

Grosvenor House occupies a highly prominent position in the town centre overlooking the recently improved Memorial Park, which has undergone a £1.4m transformation. All the amenities are within easy walking distance, including the mainline station, the Belfry Shopping Centre and a number of restaurants and coffee shops.





Close to **excellent amenities** and **communications**



YOU'RE IN GOOD COMPANY WITH OTHER **LOCAL BUSINESS OCCUPIERS**



MARKETFIELD WAY

MARKETFIELD WAY

PICTUREHOUSE

### REDHILL REGENERATION PROJECTS

- 1 Warwick Quadrant (completed)
- 2 Marketfield Way
- 3 Picturehouse
- 4 Redhill Train Station





A wide range  
of **transport  
connections** on  
your doorstep

Redhill is approximately 24 miles south of Central London and only 7 miles from Gatwick Airport. It is well located for the motorway network within approximately 2 miles of the M25 (J8) while the M23 is only 7 miles off the M25 at J7.

The mainline station provides a fast and frequent service to London Victoria & London Bridge (fastest travel time approx 28 & 33 mins respectively) and Gatwick Airport is approximately 7 minutes. There is also an East/West service to Guildford and Reading.

## DISTANCES BY ROAD

	Distance
Redhill Mainline Station	300 metres
M25 J8	2 miles
Gatwick Airport	7 miles
Crawley	11 miles
Croydon	11 miles
Central London	20 miles
Heathrow Airport	28 miles

## TRAVEL TIMES BY RAIL

5 minute walk to Redhill train station

	Duration	Trains per Hour
Crawley	7 mins	5
Gatwick Airport	7 mins	5
East Croydon	11 mins	7
Three Bridges	13 mins	6
Clapham Junction	22 mins	6
London Victoria	30 mins	6
London Bridge	33 mins	3



The property is in a prominent position in the town centre overlooking the recently improved Memorial Park and within easy walking distance of all amenities including the mainline station and The Belfry Shopping Centre and numerous restaurants and coffee shops.

There are a number of new private and public development projects that will enhance the town centre, including a new Sainsbury's, Travelodge, Railway Station, Waitrose and Cinema.

REDHILL IS A MAJOR BUSINESS LOCATION. WITHIN 2 MILES OF THE M25, WITH FAST AND REGULAR TRAIN SERVICES TO CENTRAL LONDON, GATWICK AIRPORT, GUILDFORD AND BRIGHTON.





# Tailor Your Perfect Workspace

## OVERVIEW

- High quality flexible offices
- Large floor plates from 12,250 to 16,715 sq ft
- Ground floor is split easily to accommodate size requirements from 4,500 sq ft

## SPECIFICATION

- VRV air conditioning
- Suspended ceilings incorporating recessed lighting
- Male & female WCs on all floors
- 118 on site car parking spaces (1:350 sq ft)
- Raised floors
- Two 13 person passenger lifts
- Building manager
- 24 hour access
- On-site shower facilities
- Cycle parking and locker area

Two  
13 PERSON  
PASSENGER  
LIFTS

Excellent  
PARKING  
RATIO 1:350  
SQ FT

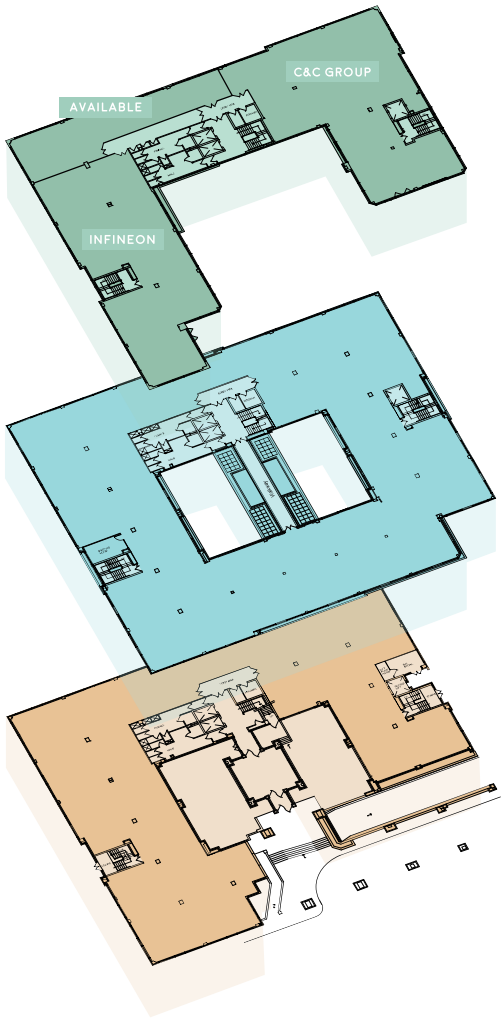
VRV  
AIR  
CONDITIONING

Raised  
FLOORS

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR



## ACCOMMODATION

The property has the following net internal floor areas;

	Sq ft	Sq m
Second Floor	1,835	170.5
First Floor	16,715	1,552.9
Ground Floor	12,250	1,138.1
Total	30,800	2,861.5

Ground floor split available to suit size requirements from **4,500 sq ft**

## EPC

EPC rating C-56.





A superb **office refurbishment** throughout



IF YOU NEED SPACE TO OPERATE  
YOUR BUSINESS – **MAKE IT OUR  
BUSINESS TO FIND YOU THAT SPACE.**

DEDICATED AND EXPERIENCED  
COMMERCIAL PROPERTY  
EXPERTS

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies, operating in the North West and South East of England and the USA with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

A PROFESSIONAL APPROACH

The Managing Director of Orbit Developments, Tony Jones, heads up an experienced team that manages a seamless provision of all services direct to our clients. In the UK alone we have just under 3 million sq ft of office space to rent and we pride ourselves in providing high quality offices to let.

LARGE PROPERTY PORTFOLIO

Our Orbit Southern team provide offices to let in the South East of England, including offices to let in Redhill, Brentford, Egham, and directly opposite Heathrow Airport.

The Orbit Southern portfolio totals circa 450,000 sq ft and consists of 32 commercial buildings across 12 sites located throughout the south-east of England, all within easy access of the M25.

OUR CUSTOMERS ALWAYS COME FIRST

We aim to meet the individual requirements of our clients by working together to adapt our properties to suit specific requests and create tailored packages.

We have a dedicated in-house facilities management team who are responsible for the day to day management of the portfolio and liaison with our clients. Our larger multi let buildings and business parks have building managers working within the facilities management team who are based on site providing immediate client facing support.

**Orbit**  
**Southern**  
A MEMBER OF THE EMERSON GROUP



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TWITTER.COM/ORBIT\_SOUTHERN



020 8750 1410



ARENA COURT MAIDENHEAD



BRENTSIDE PARK BRENTFORD



HEATHROW BOULEVARD WEST DRAYTON



## GROSVENOR HOUSE

65 - 71 LONDON ROAD, REDHILL RH1 1LQ

[WWW.GROSVENOR-REDHILL.CO.UK](http://WWW.GROSVENOR-REDHILL.CO.UK)

### VAT

VAT will be chargeable on the rent and service charge.

### LEGAL COSTS

Each party is to be responsible for their own legal fees.

### TERMS

The property is available in floors or part floors on new equivalent full repairing and insuring leases direct from the landlord.

### FURTHER INFORMATION

For further information, please contact the developer or the joint sole agents

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