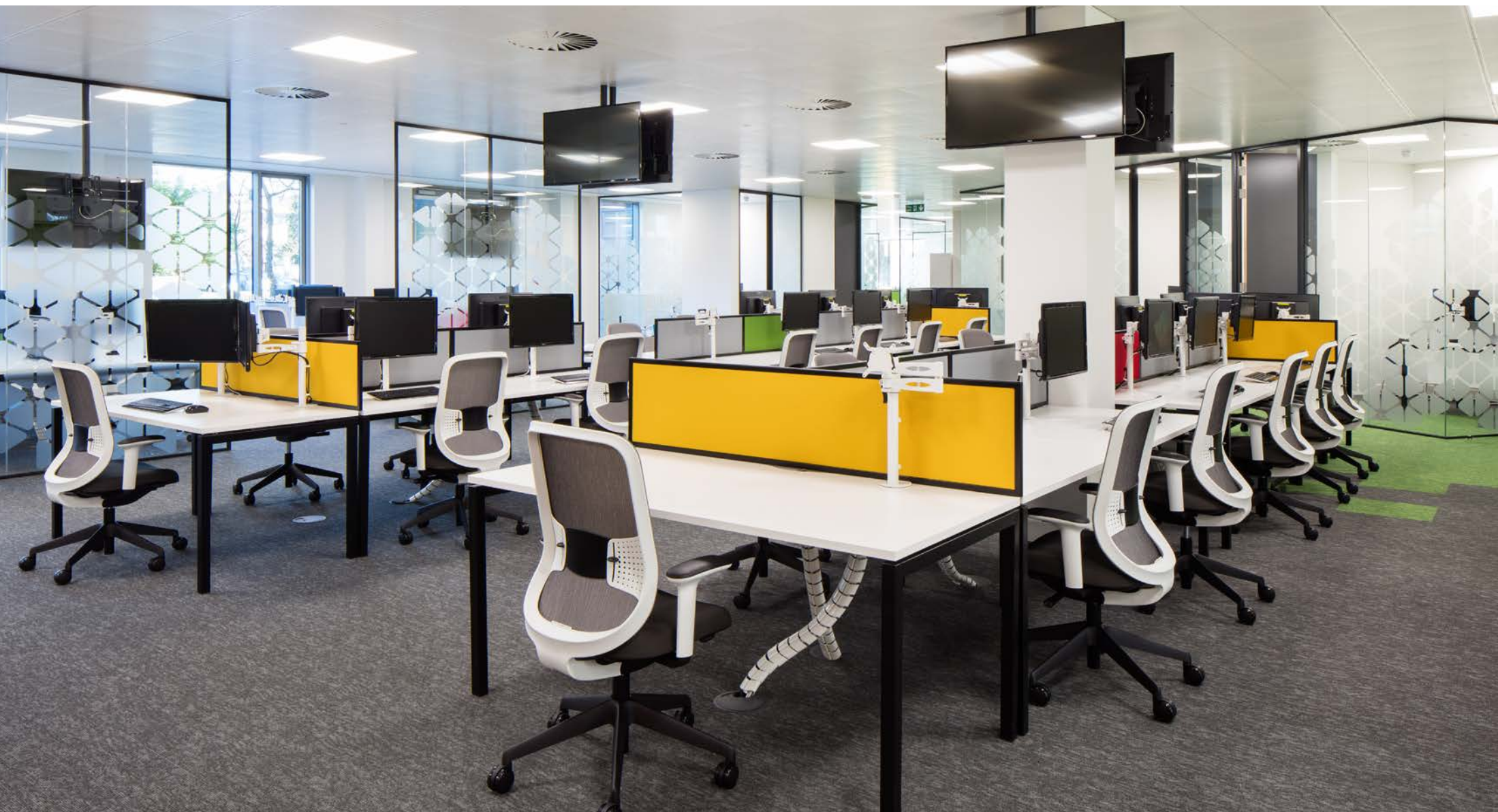


TO LET
TOWN CENTRE OFFICES



PROSPERO
REDHILL

PART GROUND FLOOR,
FULLY FITTED AND FURNISHED
2,712 SQ. FT. (252 SQ. M.)
73 LONDON ROAD, REDHILL, SURREY RH1 1LQ



PROSPERO IS REDHILL'S **NEWEST OFFICE DEVELOPMENT** BENEFITTING FROM AN **EPC OF A** AND A **BREEAM EXCELLENT RATING** PROVIDING HIGH SUSTAINABILITY.



PROSPERO
73 LONDON ROAD
REDHILL
SURREY RH1 1LQ



MEMORIAL PARK

THE PAVILLION
CAFE TENNIS
COURTS

SAINSBURY'S
NEW HOTEL

HARLEQUIN
THEATRE
& CINEMA

THE BELFRY
SHOPPING CENTRE

TRAVELODGE

A23 LONDON ROAD

A25

A25

STATION ROAD

HIGH STREET

MARKETFIELD WAY

PRINCESS WAY

CLARENDON ROAD

A23 LONDON ROAD

P

P

P



LOCATION

Redhill is a strategic business location, with easy access to the M25 and National Motorway Network. Redhill railway station provides a fast and frequent service to London in as little as 31 minutes in addition to surrounding towns. Gatwick Airport is within 8 miles to the south and only 9 minutes away by train.

BY ROAD

MILES

REDHILL STATION	0.25
M25 J8	3
GATWICK AIRPORT	8
CRAWLEY	11
CROYDON	12
CENTRAL LONDON	20
HEATHROW AIRPORT	36

RAIL

MINS

TRAINS PER HOUR

GATWICK AIRPORT	7	5-8
EAST CROYDON	11	7
CLAPHAM JUNCTION	22	3-5
LONDON VICTORIA	28	3-5
LONDON BRIDGE	33	2-4
BRIGHTON	42	2-4

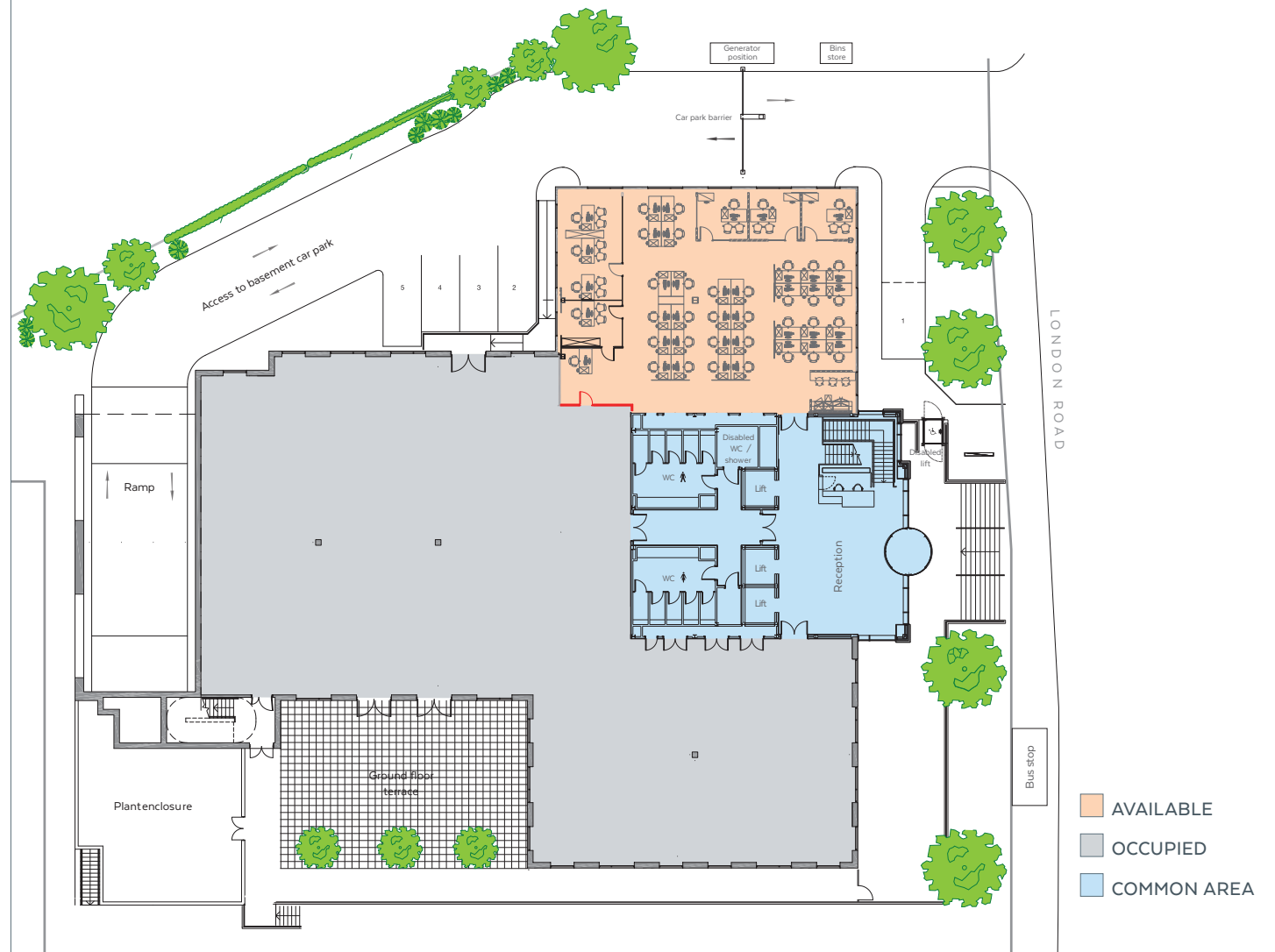
AVAILABILITY

The available suite on the ground floor totals 2,712 sq. ft. and has been fitted out to an exacting standard. The accommodation provides 4 private offices (each with a desk and three chairs), a large office with three work stations and 9 chairs, open plan area with 33 desks and chairs and a tea point/break out area. This allows an ingoing Tenant the benefit of speed of occupancy and significantly reduced set up costs.

PROSPERO HAS A GRADE A SPECIFICATION INCLUDING:

- VRV air conditioning
- Suspended metal ceilings
- Intelligent LED lighting
- Excellent natural light
- Full access raised floor
- Feature double height manned reception
- Showers and changing rooms with lockers
- Electric car charging points
- The suite benefits from 5 car parking spaces

THE AVAILABLE ACCOMMODATION IS AVAILABLE BY WAY OF A NEW SUB-LEASE FOR A TERM TO BE AGREED.





PROSPERO

REDHILL

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING CONTACT SOLE AGENTS

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