



Q.UADRANT HOUSE
CATERHAM

REFURBISHED TOWN CENTRE
OFFICES WITH PARKING

QUADRANT HOUSE

CONTEMPORARY NEW OFFICE SPACE
WITH GREEN CREDENTIALS IN THE HEART OF CATERHAM

QUADRANT HOUSE HAS UNDERGONE A SUPERB REFURBISHMENT AND NOW OFFERS OCCUPIERS GRADE A OFFICE SPACE WITH AN EXCELLENT SUSTAINABLE SPECIFICATION.

FUNDING HAS ALSO BEEN CONFIRMED TO REGENERATE CROYDON ROAD TO ADD GREENERY, TREES AND RAIN GARDENS AND CREATING PUBLIC AND RESTAURANT SEATING. COMING IN 2024.



ARTISTS IMPRESSION OF THE STREET SCENE UPON COMPLETION OF WORKS





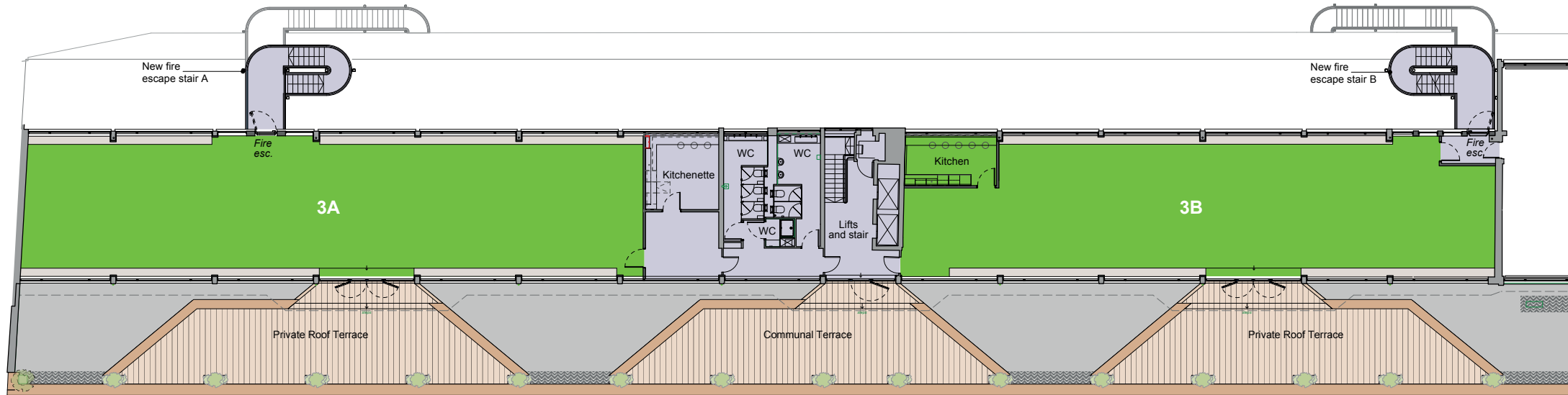
AN INSPIRATIONAL WORK PLACE

The refurbished office accommodation benefits from new double glazing and air conditioning, new toilets and showers, new lifts, plug and play fast fibre internet and access to a communal roof terrace. The 3rd floor suites also benefit from private roof terraces.

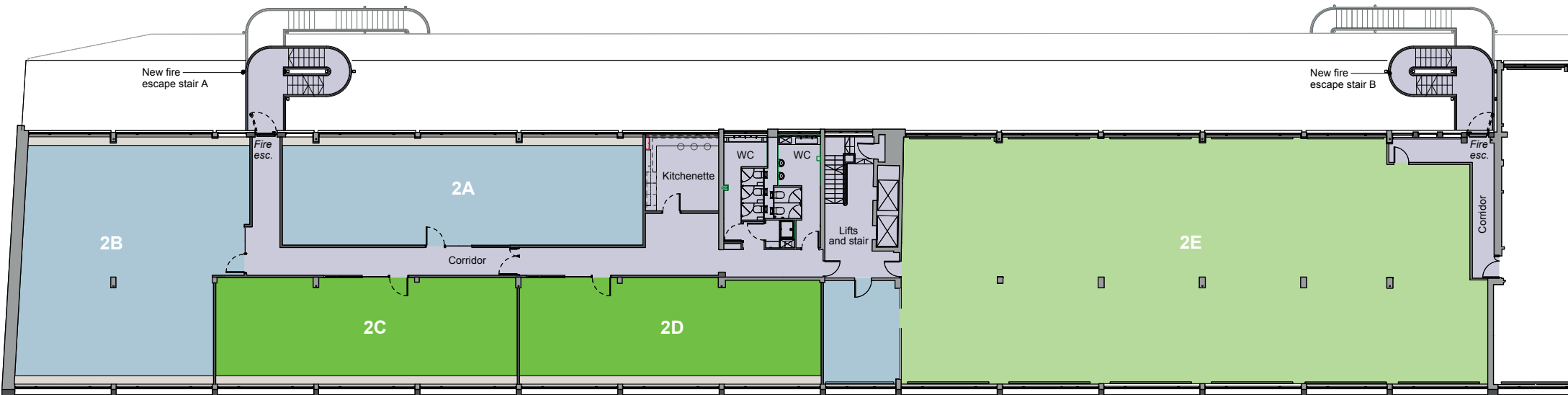
REFURBISHED OPEN OFFICE SPACE



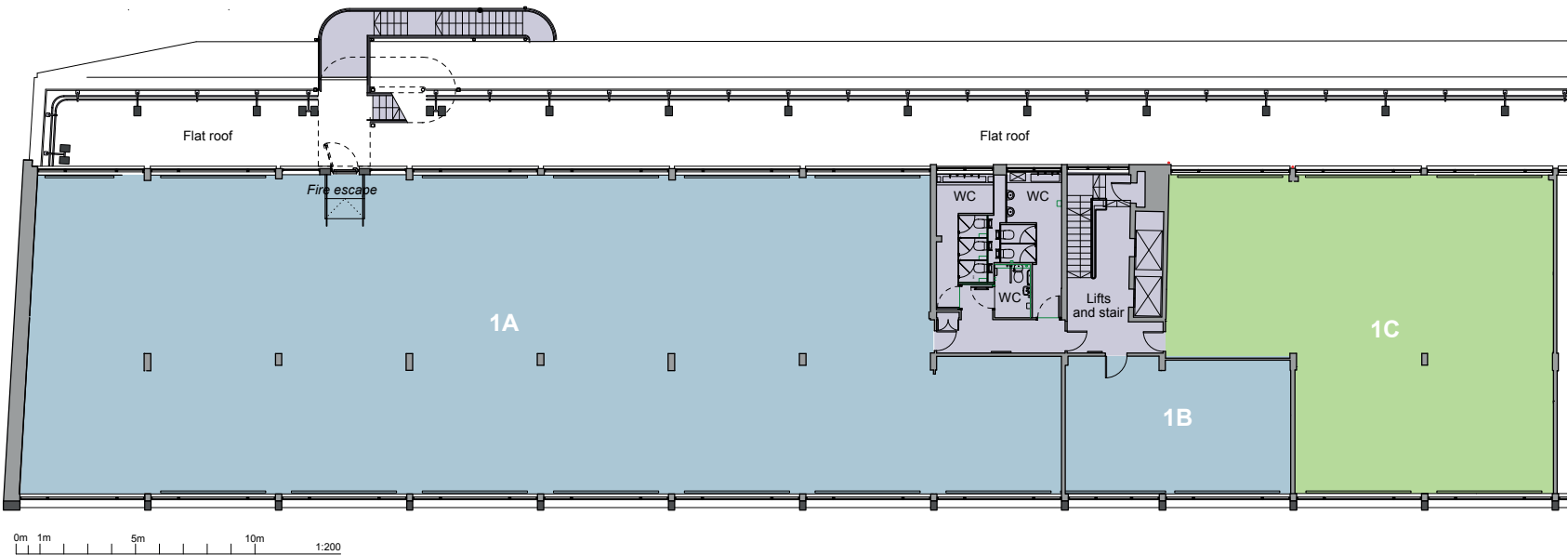
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2



1



QUADRANT HOUSE SOUTH

Suite	Status	Size Sq Ft	Size Sq M	Car Parking	EPC Rating
3RD FLOOR - Plus Roof Terrace					
3A	Available	2,874	266.96	3	B:28
3B	Available	2,695	250.66	3	B:28
2ND FLOOR					
2A	Let	-	-	-	-
2B	Let	-	-	-	-
2C	Available	1,044	97.00	1	B:37
2D	Available	1,035	96.16	1	B:37
2E	Available	4,533	421.08	6	B:37
1ST FLOOR					
1A	Let	-	-	-	-
1B	Let	-	-	-	-
1C	Available	1,993	195.00	2	C:57

Areas shown are indicated as IPMS

KEY:



AVAILABLE
(Fully Refurbished)



AVAILABLE



LET



SPECIFICATION



CAR PARKING



CYCLE STORAGE



CAR CHARGING



PERIMETER TRUNKING



NEW TOILETS



NEW SHOWERS



INTERNET READY



ONSITE BUILDING MANAGER



NEW LIFTS



ROOF TERRACE



NEW DOUBLE GLAZING



NEW VRV AIR CONDITIONING



THE PERFECT LOCATION TO WORK

- Wide variety of high street brands including Waitrose, Morrisons, Pizza Express, Café Nero and Costa Coffee, together with numerous independents
- Beautiful outdoor spaces within walking and cycling distance
- For those wishing to exercise there are local gyms and golf courses nearby

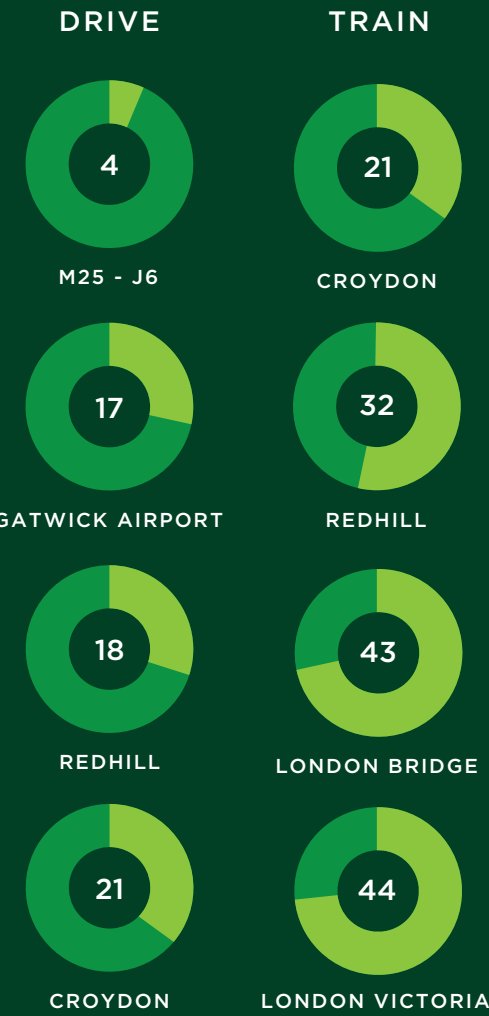
KEY:

- 1 WAITROSE
- 2 COSTA COFFEE
- 3 PIZZA EXPRESS
- 4 CAFFE NERO
- 5 MORRISONS
- 6 BOOTS
- 7 WH SMITH
- 8 LLOYDS BANK
- 9 GREGGS
- 10 POST OFFICE
- 11 KOKORO
- P CAR PARKING



TRAVEL TIMES

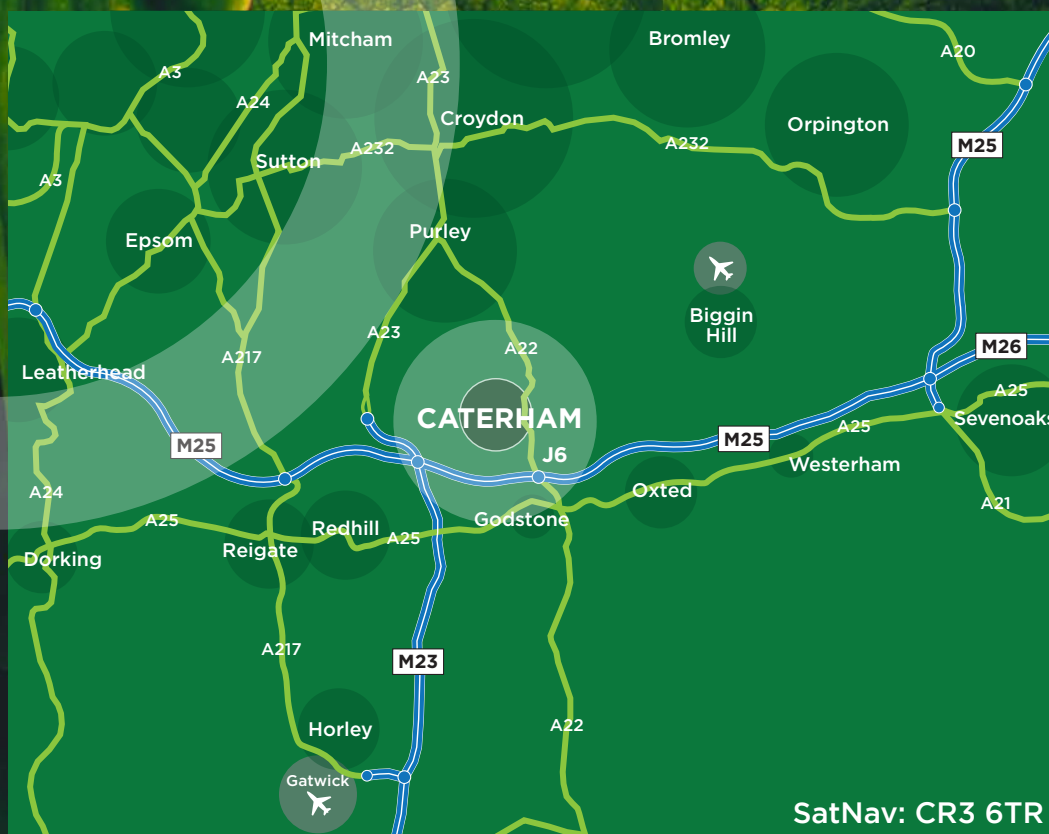
Regular train services and easy access to the motorway network making connections fast and easy.



Figures shown are average travel times in minutes.
Source: Googlemaps / nationalrail

LOCATED JUST 18 MILES FROM CENTRAL LONDON, CATERHAM HAS ITS OWN SENSE OF IDENTITY AND GROWING ECONOMY

- Quadrant House is located in Caterham town centre a short walk from the railway station and within London fare zone 6, providing regular services to London Bridge, London Victoria and surrounding towns
- Bus stops are directly outside the building providing services to Croydon, Redhill, Oxted, East Grinstead and Sutton
- Quadrant House is located less than a mile from the A22, Caterham bypass providing a fast link to the M25 at Junction 6 and the national motorway network
- Heathrow Airport is 36 miles away, Gatwick Airport 13 miles



SatNav: CR3 6TR

TERMS

There is a wide range of suite sizes and specification available.

For further information and arrangements to view contact the joint agents:



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