

# TO LET



**REDHILL CHAMBERS, High Street, Redhill RH1 1RJ**  
**One Suite Remaining Suite A, First Floor 2,101 sq ft (can be split)**  
**TO LET**

**Michael Rogers**

# REDHILL CHAMBERS, High Street, Redhill RH1 1RJ

Suite A, First Floor refurbished Air-Conditioned Office Suite (can be split to provide areas of 653 and 1,1448 sq ft)



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## RENT | £20.00 PER SQ FT

### LOCATION

Redhill is just off the M25 (approximately three miles from Junction 8, seven miles from the M23 and seven miles north of Gatwick Airport).

Redhill Chambers is prominently situated in the pedestrianised town centre at the junction of Station Road and the High Street. Comprehensive amenities are close by, including the Belfry Shopping Centre with ample car parking facilities available. Redhill mainline station is conveniently situated approximately 200 metres away, providing frequent train services to London Victoria and London Bridge with approximate journey times from 31 minutes, Gatwick Airport 9 minutes, together with many surrounding towns.



### DESCRIPTION

The available Suite A on the 1st floor totals 2,101 sq ft. The suite can be split to provide areas of circa 653 and 1,448 sq ft. The reception area and shared kitchenette facilities on each floor have been recently refurbished.

### AMENITIES

- Air-conditioning
- Entry phone system
- New carpet
- Suspended ceiling with recessed Category II lighting
- Gas fired central heating
- 8-person lift
- Perimeter trunking

### TENURE

A new flexible lease is available direct from the Landlord with a quoting rent which equates to £20 per sq ft per annum exclusive.

### SERVICE CHARGE

Circa £9.43 per sq ft.

### RATES PAYABLE

£9.75 per sq ft.

### VAT

VAT will be applicable to the rent at the prevailing rate.

### LEGAL COSTS

Both parties legal costs to be borne by the ingoing tenant.

### EPC

First Floor Suite A: Rating C 75

### ANTI MONEY LAUNDERING

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