

TO LET



REDHILL CHAMBERS, High Street, Redhill RH1 1RJ
Suite C First Floor 652 sq. ft.
REFURBISHED OFFICE SUITE - TO LET

Michael Rogers

REDHILL CHAMBERS, High Street, Redhill RH1 1RJ

Suite C, First Floor refurbished Air-Conditioned Office Suite 652 sq ft



VIEWINGS – 01737 230700 David Smith **t** : 01737 230739 **e** : david.smith@michaelrogers.co.uk

QUOTING RENT | £13,040 per annum exclusive

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

Suite C comprises a first-floor suite of 652 sq. ft. The suite has been refurbished to provide new LED lighting, new carpets and has been redecorated. The reception area and shared kitchen facilities on each floor of the building have been recently refurbished.

AMENITIES

- New LED lighting
- Air-conditioning
- Entry phone system
- New carpets
- Suspended ceiling
- Gas fired central heating
- 8-person lift
- Perimeter trunking
- Redecoration

TENURE

A new flexible lease is available direct from the Landlord with a quoting rent of £13,040 per annum exclusive.

SERVICE CHARGE

Circa £10.40 per sq. ft.

RATES PAYABLE

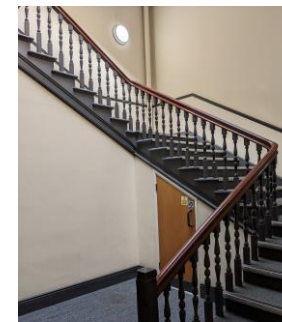
Circa £10.35 per sq. ft.

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.



REDHILL CHAMBERS, High Street, Redhill RH1 1RJ

Suite C, First Floor refurbished Air-Conditioned Office Suite 652 sq ft



VIEWINGS – 01737 230700 David Smith **t** : 01737 230739 **e** : david.smith@michaelrogers.co.uk

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result it is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such check.



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ