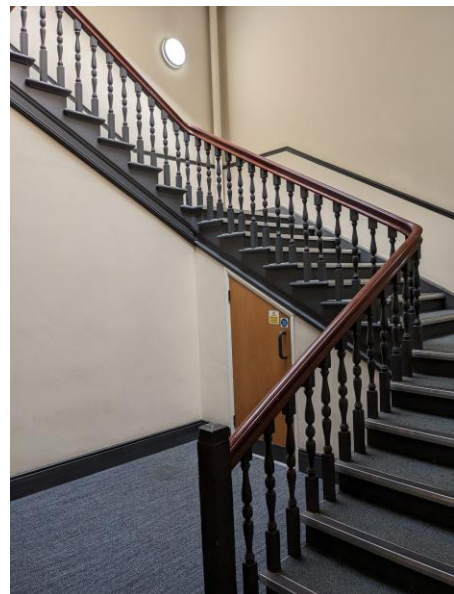


TO LET

Michael
Rogers

01737 230 700
michaelrogers.co.uk



REDHILL CHAMBERS, HIGH STREET, REDHILL RH1 1RJ
Suite A, Second Floor. Refurbished Air-Conditioned Office Suite
858 sq. ft.

QUOTING RENT | £18,000 per annum exclusive

LOCATION

Redhill is just off the M25 (approximately 3 miles from Junction 8), 7 miles from the M23 and 7 miles north of Gatwick Airport.

The building is prominently situated in the pedestrianised town centre, at the junction of Station Road and the High Street. All amenities are close by, including the Belfry Shopping Centre with ample car parking facilities and the mainline station is conveniently situated 200 metres away. The station provides frequent services to central London (London Bridge and Victoria having approximate travel times of 35 minutes) with other direct trains to Gatwick Airport and the South Coast.

Redhill is benefitting from a series of regeneration projects, enhancing its appearance and amenities. This includes a supermarket, gym, hotel, multi-screen cinema, retail, restaurants and residential. There is also a proposed redevelopment of the railway station.

AVAILABILITY

The available suite on the second-floor totals 858 sq. ft.

AMENITIES

- Air-conditioning
- Entry phone system
- Private office / meeting room
- New carpet
- Redecorated
- Suspended ceiling with recessed LED lighting
- Shared kitchenette facilities
- Gas fired central heating
- 8-person lift
- Perimeter trunking

TERMS

A new flexible lease is available for a term to be agreed at a quoting rent of £18,000 per annum, exclusive. VAT is payable.

SERVICE CHARGE

The service charge for the current year is £9,491.51

BUSINESS RATES

The suite has a rateable value of £15,500.

EPC RATING

Second Floor Suite A : C71.

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result 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 checks.



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