



TOWN CENTRE OFFICE

TO LET



Key Benefits

- Open plan office suite
- Air Conditioning
- Full access raised floors
- Suspended ceilings
- 10 on-site parking spaces (1:250 sq ft)
- Double height reception area
- Unrivalled location

GROUND FLOOR OFFICES

AQUILA, 35 LONDON ROAD, REDHILL, SURREY RH1 1NJ

2,507 sq ft (232.91 sq m)

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LOCATION

Redhill is a key business location with existing corporate occupiers including AXA Assurance, Towers Watson, Travelers, Santander and Total.

Aquila is prominently situated on the junction of London Road and Gloucester Road within only a few hundred yards of the Railway and Bus Stations and the High Street. The building is situated directly opposite the new Warwick Quadrant development which provides a Travelodge Hotel, The Gym and a Sainsbury's Supermarket.

Redhill is located 24 miles south of Central London and 6 miles north of Gatwick Airport and benefits from easy access to the M25 via J6 at Godstone or J8 at Reigate Hill. Redhill mainline train station provides regular services to London Victoria from 37 minutes, London Bridge from 31 minutes, Gatwick Airport from 10 minutes and Reading from 68 minutes.

DESCRIPTION

Aquila is a prominent modern office building with a double height atrium reception area.

The ground floor office provides a well-proportioned self contained office suite with good natural light.

In addition to direct access from the main building reception the suite also benefits from a doorway in to the secure gated car park.

ACCOMMODATION

The property comprises the following approximate net internal areas:-

	FT ²	M ²
Ground Floor Office	2,507	232.91
TOTAL	2,507	232.91

TERMS

The property is available by way of a new lease direct from the Landlord on terms to be agreed.

RENT

Upon application.

RATES

From the Valuation Office Agency website we understand the Rateable Value of the subject office to be £46,750. Interested parties are advised to contact Reigate and Banstead Borough Council for confirmation of current rates payable.

SERVICE CHARGE

£9.89 per sq ft approx.

VAT

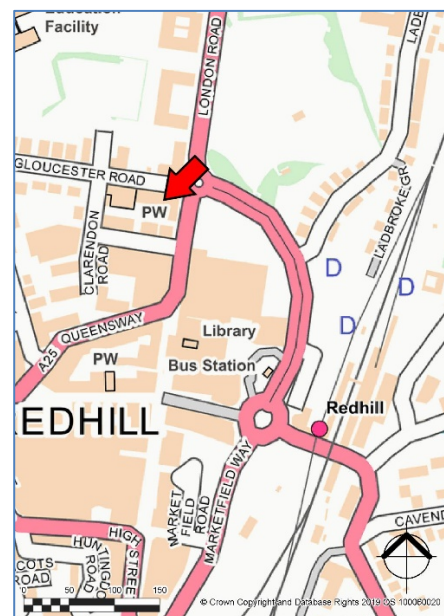
The building is elected for VAT.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

Energy Performance Rating – E113



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Chartered Surveyors