

**CLARENDON HOUSE,
CLARENDON ROAD, REDHILL,
SURREY, RH1 1FB.**

Self -Contained Town Centre Offices
REFURBISHMENT JUST FINISHED



10,102 Sq. Ft. (938.6 Sq. M.)

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LOCATION:

Redhill is just off the M25 (circa 3 miles from Junction 8), 7 miles from the M23 and 7 miles north of Gatwick Airport. Redhill mainline railway station provides fast and frequent services to Central London in a journey time of approximately 37 minutes, with other direct trains to Gatwick Airport and the South Coast.

Redhill town centre is undergoing a major redevelopment which will enhance the town centre for both residents and people who work locally. The development of a new multiplex cinema, retail, restaurants and residential will commence shortly at Marketfield Way.

Clarendon House is located in the heart of Redhill town centre in a well-established office pitch. There are extensive amenities close by including Banks, restaurants and numerous major high street retailers

AVAILABILITY:

Clarendon House has the following areas:

Reception	289 sq. ft.	26.89 sq. m.
Ground floor offices	1,585 sq. ft.	147.29 sq. m.
First floor offices	4,112 sq. ft.	381.99 sq. m.
Second floor office	<u>4,116 sq. ft.</u>	<u>382.42 sq. m.</u>
TOTAL	10,102 sq. ft.	938.59 sq. m.

AMENITIES:

The accommodation benefits from:

- New VRF air conditioning
- Full access raised floors
- Attractive feature reception
- Newly redecorated
- New carpets
- Passenger lift
- New suspended ceilings
- New LED lighting
- New WC facilities and shower
- 34 on-site car parking spaces.

LEASE TERMS:

A new lease is available for a term to be agreed at a quoting rent of £27.50 per sq. ft. per annum exclusive. VAT is payable.

EPC (Energy Performance Certificate):

Rating: C - 59

VIEWING:

By appointment through SOLE AGENTS.

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