

## TO LET



### Redhill - Offices

956 to 4,500 sq ft net internal area (89 to 418 sq m)

Betchworth House, 57-65 Station Road, Redhill, Surrey, RH1 1DL

For viewing and further information contact:



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#### Key Benefits

- New air conditioning
- Modern reception area
- Suspended ceilings and modern lighting
- Under-floor trunking grid
- 2 x 8 person passenger lifts
- Car parking at 1 space per 350 sq ft



## Location

Betchworth House is positioned at the northern end of Redhill town centre on the A25 where Station Road meets Queens Way. The property is located approximately 3 miles from Junction 8 of the M25 and is within easy walking distance of Redhill railway station which provides an excellent service into London Victoria (29 minutes), London Bridge (30 mins), East Croydon (12 minutes) and Gatwick Airport (7 mins).

## Description

The property provides modern open-plan office accommodation together with excellent on-site parking. The building benefits from a bright and newly refurbished reception area as well as recently refurbished and decorated WC's.

## Accommodation

The following accommodation is available. Floor areas stated on NIA basis.

Ground floor north suite	1,009 sq ft	(102.1 sq m)
2nd floor north suite	956 sq ft	( 88.8 sq m)

There is also potentially the ability to offer larger suites in the building up to approx. 4,500 sq ft

## Terms

The accommodation is available via a new lease direct from the landlord.

## Rent

£23.00 per sq ft exclusive.

## Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as 72(C).

A copy of the Energy Performance Certificate is available on request from the agents.

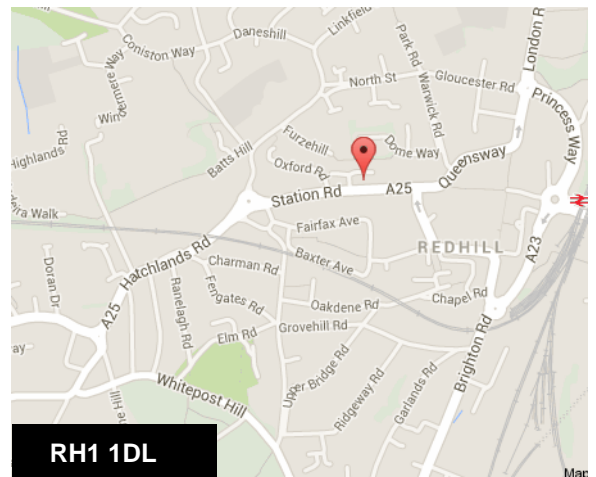
## Business Rates

per sq ft

Interested parties should make their own enquiries with the relevant local authority.

## Service Charge

£7.09 Per sq ft



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