

HIGH QUALITY FLEXIBLE OFFICES AVAILABLE NOW TO LET 9,300 - 50,740 SQ FT (864 - 4,714 SQ M)

GROSVENOR HOUSE

65 - 71 LONDON ROAD, REDHILL RH1 1LQ





Location

Redhill is approximately 24 miles south of Central London and only 7 miles from Gatwick Airport. It is well located for the motorway network within 3 miles of the M25 (J8) while the M23 is only 7 miles off the M25 at J7.

The mainline station provides a fast and frequent service to London Victoria & London Bridge (fastest travel time approx 28 & 33 mins respectively) and Gatwick Airport is approximately 7 minutes. There is also an East/West service to Guildford and Reading.

The property is in a prominent position in the town centre overlooking the recently improved Memorial Park and within easy walking distance of all amenities including the mainline station and The Belfry Shopping Centre and numerous restaurants/coffee shops.

There are a number of new private and public development projects that will enhance the town centre, including a new Sainsbury's, Travelodge, Station, Waitrose and Cinema.

Description

Grosvenor House is an attractive purpose built four storey office block constructed in 1986 of red brick and curtain walling.

The building was refurbished in 2007 which included installation of new air conditioning and provides high quality flexible space with good natural light.

Amenities

- Air conditioning, 4 pipe fan coil
- Suspended ceilings
- Recessed LG7 lighting
- Male & female WC's on all floors.
- 145 on site parking spaces (1:350 sq ft)
- Raised floors
- Showers
- Two 13 person lifts

Accommodation

The property has the following approximate net internal floor areas;

	Sq ft	Sq m
Reception	355	33
Ground Floor	12,282	1,141
First Floor	17,060	1,585
Second Floor	11,700	1,087
Third Floor	9,343	868
Total	50,740	4,714

Rent

Upon application.

EPC



Rates

We understand from the Valuation Office website the property has a rateable value of £710,000.

VAT

VAT will be chargeable on the rent and service charge.

Legal Costs

Each party is to be responsible for their own legal fees.

Terms

The property is available as a whole in floors or part floors on new equivalent full repairing and insuring leases direct from the landlord.

Stiles Harold Williams prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Stiles Harold Williams will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Stiles Harold Williams may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316.

Contact

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