

TO LET

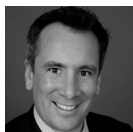


Redhill - Offices

2,389 sq ft (222 sq m) IPMS3

50-52 Station Road , Redhill, Surrey, RH1 1PH

For viewing and further information contact:



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Key Benefits

- Town Centre location
- 1st and 2nd Floor Offices
- Open plan



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Location

50-52 Station Road is situated in a prominent location in the pedestrian zone of Redhill Town Centre within close walking distance to local amenities including The Belfry shopping centre and Redhill Station, which offers fast a frequent services to London Bridge (30 minutes), London Victoria (35 minutes) and Gatwick Airport (10 minutes).

Junction 8 of the M25 is approximately 2.3 miles north and Gatwick Airport approximately 5.4 miles south.

Description

The property comprises the 1st and 2nd floors of a mid terrace building, there is also a small ground floor reception area and lower ground floor storage.

The offices are over two floors with kitchen facilities on the 2nd floor and WCs on the 1st.

Availability

Floor	sq ft	sq m
First Floor	798	74.14
2nd Floor	938	87.17
Reception and Ancillary space	653	60.66
Total	2,389	221.97

Terms

For more information or viewings please contact the sole agents Hurst Warne 01372 360190.

Rent

£27,500 per annum.

Energy Performance Rating

Following third party assessment, we understand that the energy performance rating for this property has been graded as 95(D).

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

Business Rates

£9,819.50 per annum approximately (based on a Rateable Value of £20,500 and applying the current uniform business rate).

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

Service Charge

Available upon request.



SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk. Date: 22/03/17 - 50-52-Station-Road_0317_1081.pdf

Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

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