

## REDHILL CHAMBERS HIGH STREET, REDHILL, RH1 1RJ

Newly Refurbished Office Suites  
1,160 & 1,373 Sq Ft

TO LET



**01737 230700**

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[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)

**LOCATION:** Redhill is just off the M25 (approximately 3 miles from Junction 8), 7 miles from the M23 and 7 miles north of Gatwick Airport.

The building is prominently situated in the pedestrianised town centre at the junction of Station Road and the High Street. All amenities are close by, including the Belfry Shopping Centre with ample car parking facilities and the mainline station is conveniently 200 metres away. The station provides frequent services to central London (London Bridge and Victoria with approximate travel times of 35 minutes) with other direct trains to Gatwick Airport and the South Coast.

**AVAILABILITY:**

1st Floor	LET
2nd Floor	1,160 Sq Ft
3rd Floor	1,373 Sq Ft
3rd Floor	1,352 Sq ft

**AMENITIES:**

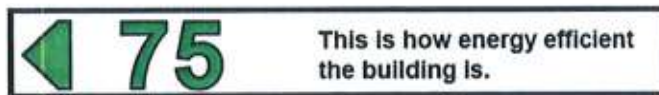
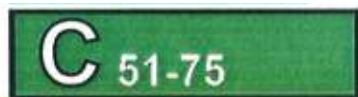
- New entry phone system
- New carpets and window blinds
- Suspended ceiling with recessed Category II lighting
- Kitchenette facilities
- Gas fired central heating
- 8 person lift
- Perimeter trunking

**LEASE TERMS:** New flexible leases are available for a term to be agreed, quoting rent upon application.

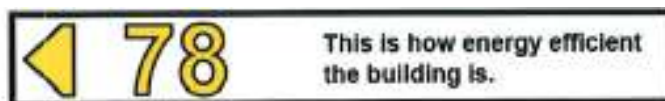
**VAT:** VAT will be applicable to the rent at the prevailing rate.

**EPC (Energy Performance Certificate)**

**First Floor Suite A**



**First Floor Suite B**



**LEGAL COSTS:** Both parties' legal costs to be borne by the ingoing tenant.

**VIEWING:** By appointment through SOLE AGENTS.

**For further information or to arrange a viewing, please contact:**

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