

# SOMERSET HOUSE

REDHILL RH1 1LU

UP TO 12,454 SQ FT OF  
SUPERB OFFICE SPACE

[somersehouseredhill.co.uk](http://somersehouseredhill.co.uk)



SOMERSET HOUSE

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GLOUCESTER ROAD

## SOMERSET HOUSE

Somerset House is a modern town centre office building superbly positioned within a five minute walk of the railway station and the high street.

The ground and first floor offices, reception and building amenities are being enhanced and refurbished to provide an exceptional working environment to meet the needs of modern business.

The new landscaping and new contemporary entrance canopy will give the offices a real sense of arrival and prominence.



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## IN GOOD COMPANY

Redhill is home to many national and international businesses including:

**Balfour Beatty**



**TRAVELERS**

**BANQUE PSA FINANCE**



**Santander**  
CONSUMER FINANCE

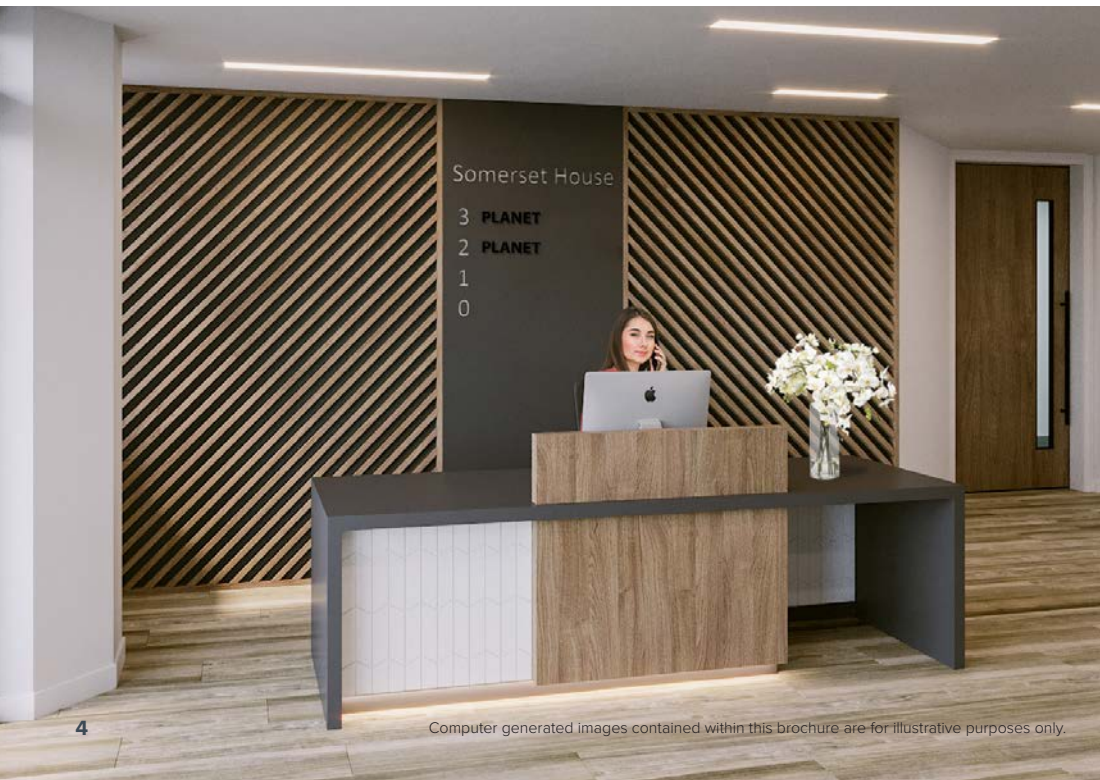
**BLACK & VEATCH**

**AON**

**WillisTowersWatson**



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## A GRADE A REFURBISHMENT

The reception area, ground and first floor offices and common parts are being fully refurbished to provide flexible and efficient modern workspace.

The building will benefit from new showers and changing rooms with lockers, together with secure underground bike storage.

### The specification includes:

 NEW LED LIGHTING	 NEW METAL TILE SUSPENDED CEILINGS	 NEW 4 PIPE AIR CONDITIONING SYSTEM
 NEW FULL ACCESS RAISED FLOOR	 REMODELLED AND REFITTED WC FACILITIES	 NEW REMODELLED CONTEMPORARY RECEPTION
 NEW SHOWERS AND CHANGING ROOMS WITH LOCKERS	 SECURE BIKE STORAGE	 ELECTRIC CAR CHARGING POINTS
 46 ON-SITE PARKING SPACES (1:270 SQ FT PARKING RATIO)	 TARGET EPC B	 TWO PASSENGER LIFTS

## FLOOR AREAS

	sq ft	sq m
Third floor	LET TO PLANET	
Second floor	LET TO PLANET	
<b>First floor</b>	<b>6,523</b>	<b>606</b>
Ground floor North	4,497	418
Ground floor West	1,434	133
<b>Ground floor total</b>	<b>5,931</b>	<b>551</b>
<b>Combined total</b>	<b>12,454</b>	<b>1,157</b>

Measured on an IPMS3 basis in accordance with the RICS Property Measurement (2nd Edition, Jan 2018) professional statement.



Not to scale.

## AN ABUNDANCE OF AMENITIES

Somerset House overlooks Memorial Park which offers tennis courts, a fitness trail and refreshments at the modern Pavilion café.

The Belfry shopping centre is just 5 minutes' walk from Somerset House and is home to a range of major retailers including Marks & Spencer, Boots, Waterstones and WH Smith, as well as a wide range of independent shops and café.

The new Warwick Quadrant development opposite Somerset House, provides a Sainsbury's, Argos, a Travelodge Hotel and The Gym. The nearby Marketfield Way development due to complete in 2020 will provide a thriving retail and restaurant quarter with flats and a multi-screen cinema.



The Pavilion Café, Memorial Park



Tennis courts, Memorial Park



Warwick Quadrant



High Street



The Belfry Shopping Centre



Approximate map. Not to scale.



CGI of proposed Marketfield Way development

## TOWN, COUNTRY AND COAST

Somerset House sits within the thriving Surrey town of Redhill, at the foot of the North Downs, within a 30 minute train commute of London.

Surrey offers an outstanding quality of life with a mix of towns and villages, a wealth of green belt and open spaces, good motorway access and easy airport access.

The North Downs Way lies to the north of Redhill and runs through an area of outstanding natural beauty offering various outdoor activities.



A 150 mile scenic trail




Wray Common windmill

## EXCELLENT TRANSPORT LINKS

Redhill is a strategic business location with excellent connectivity, three miles from the M25, half an hour from Central London by train and within nine miles of Gatwick Airport. The town's fantastic transport links ensure it has a large catchment area for employee recruitment.

Redhill is a public transport hub at the intersection of the London to Brighton (north/south) and Tonbridge to Reading (east/west) rail lines. Redhill station is just a five minute walk from Somerset House, and Gatwick Airport is only nine minutes away on the regular direct line that passes through Redhill.

	Distance (miles)	Time (mins)
Redhill Station	0.25	1
M25 J8	3	15
Gatwick Airport	8	22
Crawley	11	26
Croydon	12	28
Central London	20	63
Heathrow Airport	36	42

	Time (mins)	Trains per hour
Gatwick Airport	9	5
East Croydon	14	6
Clapham Junction	29	6
London Victoria	37	6
London Bridge	31	3-4
Brighton	55	5

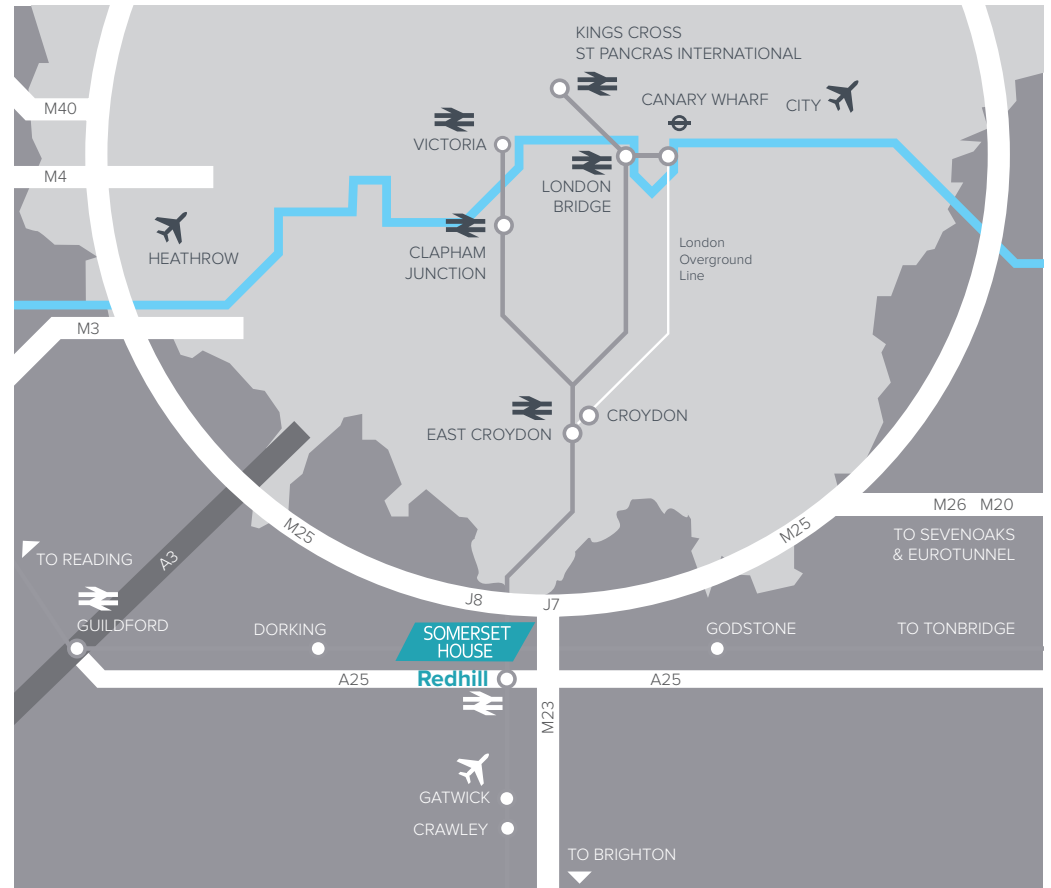
Approximate distances and journey times.  
Source: AA route planner and National Rail enquiries.



Redhill Station



Between Gatwick and Heathrow airports



Approximate rail map. Not to scale. Indicative only.

## CONTACTS



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