

AQUILA HOUSE

35 LONDON ROAD, REDHILL RH1 1NJ

VACANT TOWN CENTRE OFFICE BUILDING FOR SALE

CONSENT GRANTED TO CONVERT THE
ACCOMMODATION TO RESIDENTIAL OR POTENTIAL
OFFICE REFURBISHMENT OPPORTUNITY



A prominent location in the heart of Redhill town centre

DESCRIPTION

The property is believed to have been constructed in the late 1980's and the accommodation is arranged over ground and three upper floors.

The building is provided with a double height reception with 'L' shaped floor plates, and a central service core. The floor plates benefit from good floor to ceiling heights (approx. 3.5m) and natural light.

The building comes with a generous amount of parking with 38 car parking spaces at ground floor level and an additional 62 car parking spaces in the basement car park (100 in total). The parking ratio at the building based on NIA areas is 1:267 sq ft.



A wide variety of shops, restaurants and leisure amenities close by

LOCATION

Aquila House is well located in the heart of Redhill town and positioned on the junction of Gloucester Road and London Road (A25). The town's train and bus stations, as well as the High Street are within walking distance of the property.

Redhill railway station provides an excellent service to London Victoria (29 minutes), London Bridge (30 minutes), East Croydon (12 minutes) and Gatwick Airport (7 minutes).

The property is within easy driving access of junctions 6 and 8 of the M25 and Gatwick airport is approximately 8 miles south of Redhill.

There is a wide variety of shops, restaurants and leisure amenities close by.



POST CODE: RH1 1NJ



LOCAL AMENITIES

- 1 Warwick Quadrant Shopping Centre**
Retailers include:
Holland & Barrett
Clintons
Shoe Zone
Santander
McDonald's

- 2 Belfry Shopping Centre**
Retailers include:
Waterstones M&S
JD Sports New Look
H&M Halifax
WHSmith Robert Dyas
Boots Wilko

- 3 Sainsbury's Development**
Also incorporates:
Travelodge
The Gym Group
Argos

- 4 Marketfield Way Development**
Currently under construction, will include:
6 screen cinema
153 residential flats
11 new glass fronted shops & restaurants

COMMUNICATIONS

Road	
M25 J8	3 miles
Crawley	11 miles
Croydon	12 miles
Central London	20 miles

Rail	
Gatwick Airport	7 mins
East Croydon	12 mins
London Victoria	29 mins
London Bridge	30 mins

Airports	
Gatwick Airport	8 miles
Heathrow Airport	33 miles



ACCOMMODATION

(Net Internal Areas)

Floor	sq ft	sq m
Ground (offices)	2,194	203.82
Ground (reception)	703	65.31
First (offices)	7,178	666.85
Second (offices)	8,907	827.48
Third (offices)	8,439	784.00
Total	27,421	2,547.47

There is a basement car park below the property.

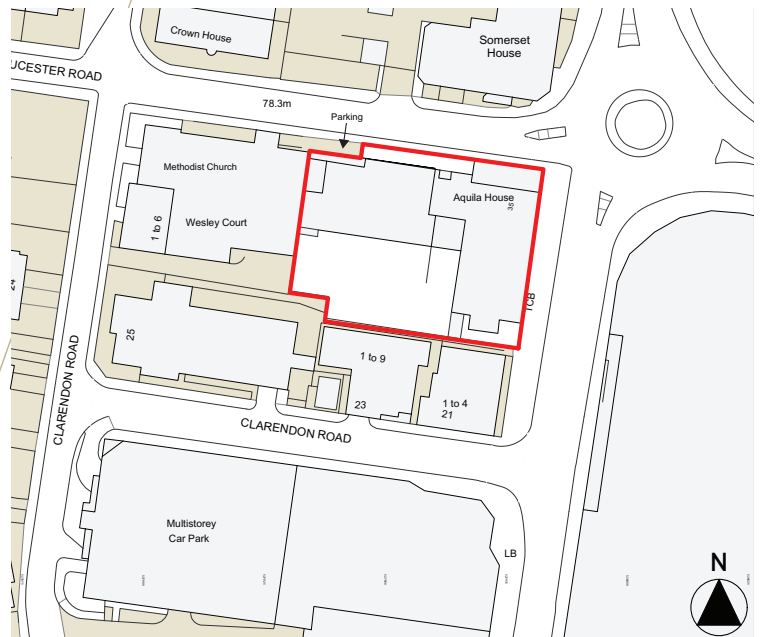
SPECIFICATION

The building currently presents as B1 office accommodation, with a specification that includes:

- Air-conditioning
- Full access raised floors
- Suspended ceilings with Cat II lighting
- Two 10-person passenger lifts
- Male and female toilet facilities on each floor
- Disabled toilet facilities on alternate floors
- Feature double height reception area
- 100 on-site car parking spaces + 2 motorcycle spaces

THE SITE

The site extends to 0.42 acres (0.17 hectares).



For identification purposes only. Not to scale.



CONSENT FOR RESIDENTIAL CONVERSION

On the 25th January 2021 prior approval (PD) consent was granted for the building to be converted to residential use (class C3). The proposals provide for 45 residential units; 8 units on the ground floor, 12 units on the first, 13 units on the second and 12 units on the third floor. Planning reference from Reigate & Banstead - 20/02733/PAP30.

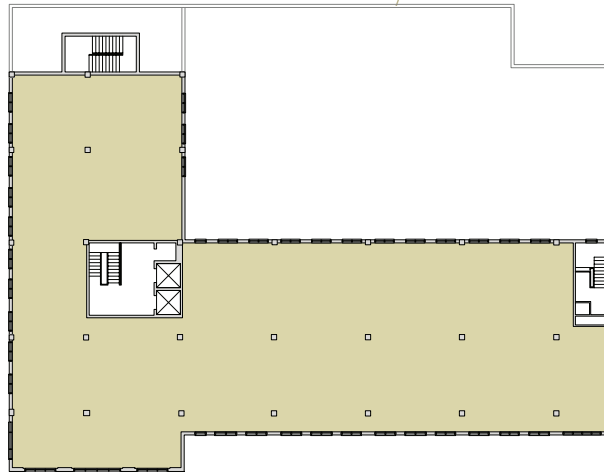
Unit No.	Studio	1 Bed 2P	2 Bed 3P	2 Bed 4P	Hab Rooms
G1			63m ²		3
G2		57m ²			2
G3	43m ²				1
G4		50m ²			2
G5		50m ²			2
G6	41.5m ²				1
G7	42.7m ²				1
G8	43m ²				1
1.1		52m ²			2
1.2		57m ²			2
1.3		57m ²			2
1.4	43m ²				1
1.5		50m ²			2
1.6		50m ²			2
1.7				70m ²	3
1.8		50m ²			2
1.9			69m ²		3
1.10	43m ²				1
1.11	43m ²				1
1.12	43m ²				1
2.1				73m ²	3
2.2	41.6m ²				1
2.3		57m ²			2
2.4	43m ²				1
2.5		50m ²			2
2.6		56m ²			2
2.7				70m ²	3
2.8		50m ²			2
2.9			69m ²		3
2.10		54m ²			2
2.11		54m ²			2
2.12		54m ²			2
2.13	38.3m ²				1
3.1				73m ²	3
3.2	41.6m ²				1
3.3		57m ²			2
3.4	43m ²				1
3.5		50m ²			2
3.6		56m ²			2
3.7				70m ²	3
3.8		50m ²			2
3.9			69m ²		3
3.10				72m ²	3
3.11		57m ²			2
3.12	38.3m ²				1
Summary	Studio	1 Bed	2 Bed		
	14 units	21 units	10 units		

Total residential sales area: 2,458.8 SQ M (26,467 SQ FT).

Parking spaces provided with residential accommodation: 15 on GF level + 62 in basement (77 total).

FLOOR PLANS

Typical existing floor plan



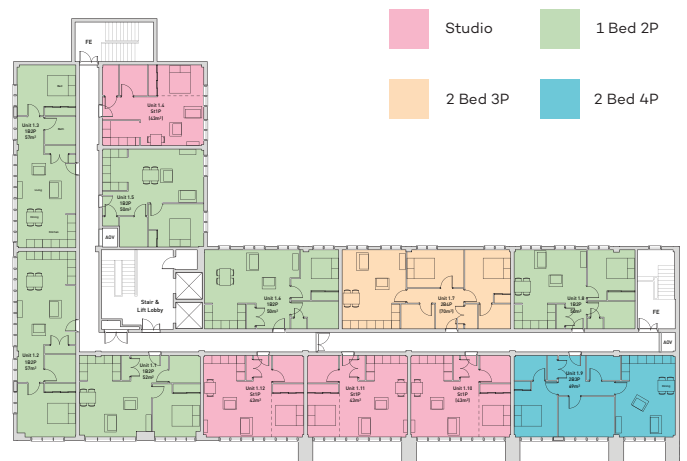
EXAMPLE LAYOUTS FOR RESIDENTIAL CONVERSION

Plans showing consented PD scheme units.

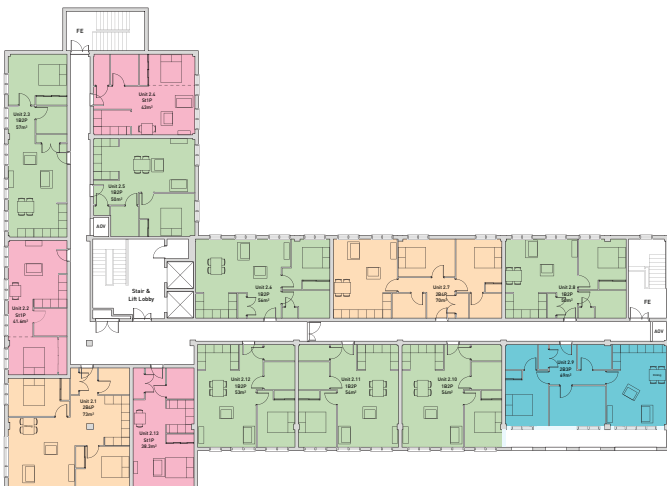
Proposed ground floor plan



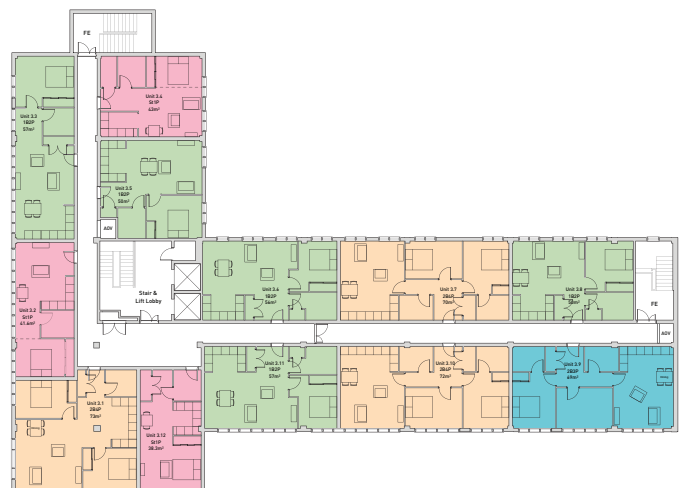
Proposed first floor plan



Proposed second floor plan



Proposed third floor plan



IDEAS TO EXTEND THE BUILDING

Our client has consulted with a firm of architects who have provided the following ideas on how the building can potentially be extended subject to securing planning consent.

Upwards extension

Could potentially provide additional 20 units.



Roof conversion

Could potentially provide additional 8 units.



Basement conversion (allowing for no parking in the basement area)

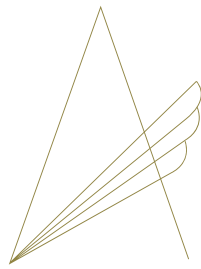
Could potentially provide additional 6 units.



Basement conversion (allowing for some parking in basement area)

Could potentially provide additional 4 units.





AQUILA HOUSE

35 LONDON ROAD, REDHILL RH1 1NJ

EPC

The property has an EPC rating of 117 E.
Certificate available upon request.

TERMS

The property is available on a freehold basis with vacant possession.

GUIDE PRICE

Offers are sought in excess of £6,000,000.

VAT

Please be aware that the property is elected for VAT.

ENQUIRIES & VIEWINGS

Please contact sole agents Hurst Warne.



Will Gelder

will.gelder@hurstwarne.co.uk

T: 01737 852 222



Peter Richards

peter.richards@hurstwarne.co.uk

T: 01483 723 344



Tom Boon

thomas.boon@hurstwarne.co.uk

T: 01737 852 222



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