

**50-52 STATION ROAD,
REDHILL, SURREY, RH1 1PH.**

**Cost Effective Town Centre Offices
TO LET**



2,389 Sq. Ft. (221.9 Sq. M.)

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LOCATION:

Redhill is just off the M25 (circa 3 miles from Junction 8), 7 miles from the M23 and 7 miles north of Gatwick Airport. Redhill mainline railway station provides fast and frequent services to Central London in a journey time of approximately 35 minutes, with other direct trains to Gatwick Airport and the South Coast.

Redhill town centre is undergoing a major redevelopment which will enhance the town centre for both residents and people who work locally. A greatly enlarged Sainsbury's has just been opened at 3 Princes Way, together with a hotel and gym. The development of a new multiplex cinema, retail, restaurants and residential will commence shortly at Marketfield Way and the nearby Memorial Park has been subject to a £1.4 million makeover.

50-52 Station Road is prominently situated in the pedestrianised town centre, close to the entrance to the Belfry Shopping Centre. There are extensive amenities close by including Banks, restaurants and numerous major high street retailers

AVAILABILITY:

The available premises total 2,389 sq. ft. comprising; Second floor offices 938 sq. ft. First floor offices 798 sq. ft. together with Reception / Ancillary space of 653 sq. ft.

AMENITIES:

The accommodation benefits from:

- Electric heating and comfort cooling system
- Newly redecorated
- New carpets
- Solid ceilings with fluorescent lighting
- Kitchenette on the second floor
- Entry phone system
- Perimeter trunking
- WC facilities at first floor level
- Rear time limited parking area, further spaces available nearby by arrangement.

LEASE TERMS:

A new flexible lease is available for a term to be agreed, outgoings on application.

VAT:

The building is not currently elected for VAT.

EPC (Energy Performance Certificate):

Rating D - 95

LEGAL COSTS:

Each party to be responsible for their own legal costs.

VIEWING:

By appointment through SOLE AGENTS.

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