

## GROSVENOR HOUSE REDHILL

2nd Floor 1,835 sq ft 3rd Floor 3,719 sq ft Total 5554 sq ft



### ADDRESS

Grosvenor House  
65-71 London Road  
Redhill  
RH1 1LQ

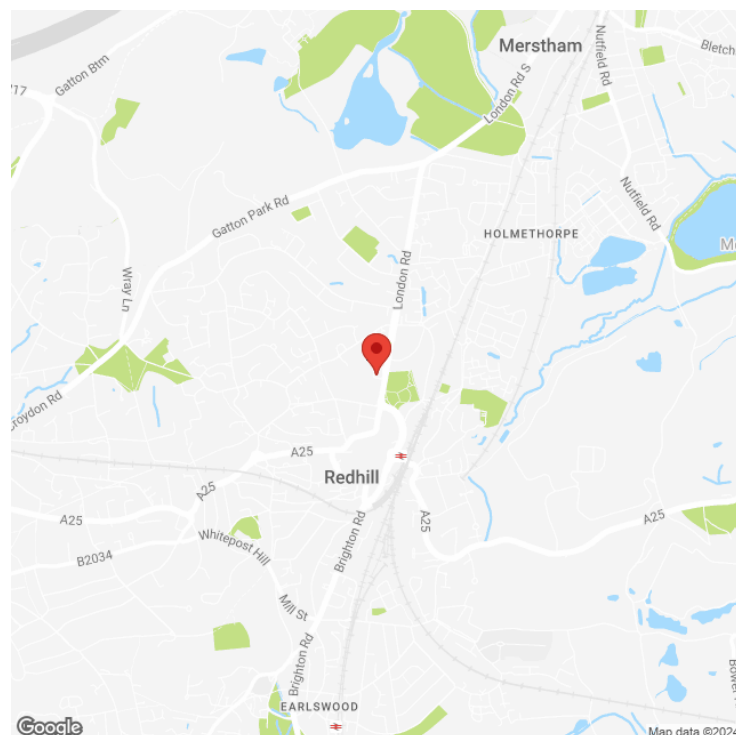
### DESCRIPTION

#### High Quality Office Space

Redhill is approximately 24 miles south of Central London and seven miles from Gatwick Airport. Access to the motorway network is within approx. two miles at Junction 8 of the M25. Redhill main line station provides a fast and frequent service to London Victoria and London Bridge (approx 28 & 33 mins respectively)

Grosvenor House occupies a highly prominent position in Redhill town centre. The town's amenities are all within easy walking distance including the main line station, the Belfry Shopping Centre and a number of restaurants and coffee shops.

Dated: 16/09/2024



## SPECIFICATION

- VRV air-conditioning
- Suspended ceilings
- Recessed LG3 lighting
- Male & female WCs
- Raised floors
- Two x 13 person passenger lifts + goods lift
- Building manager
- 24-hour access
- On-site shower facilities
- Cycle parking & locker area
- 118 on-site parking spaces (1:350 sq ft)

<b>Tenure</b>	Leasehold
<b>Rent</b>	Rent on application
<b>Service Charge</b>	N/A
<b>Rates</b>	N/A
<b>Size</b>	2nd Floor 1,835 sq ft 3rd Floor 3,719 sq ft Total 5554 sq ft

## CONTACT

**David Smith**  
BSc (Hons) MRICS  
**T** 01737 230739  
**M** 07801 700656  
**E** david.smith@michaelrogers.co.uk

Dated: 16/09/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ