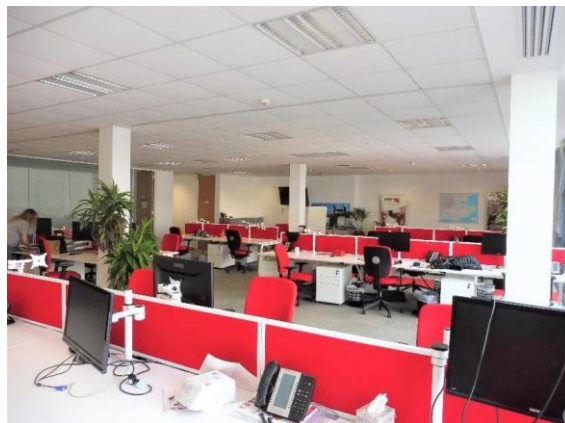


**Red Central, 60 High Street,
Redhill, Surrey RH1 1SH**

**Part First Floor, Fully Fitted & Furnished
Town Centre Offices**



TO LET

2,217 sq ft (205.96 sq m)

01737 230700

Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ

www.michaelrogers.co.uk

LOCATION:

- Highly prominent position
- Close to comprehensive town centre amenities and car parks
- Only 400 metres from mainline railway station and bus station
- M25, Junction 8, within three miles

Redhill is undergoing major redevelopment which will enhance the town centre for both residents and people who work locally. The development of a new multiplex cinema, retail, restaurants and residential has commenced at the adjacent Marketfield Way

DESCRIPTION

Red Central is an imposing Grade A, modern office building of circa 60,000 sq ft. Existing occupiers include Black & Veatch, Lactalis and Lovering Foods. The building benefits from 24-hour manned reception.

AMENITIES

The available accommodation benefits from:

- Four pipe fan coil air-conditioning
- Fully accessible floors (110 mm clear void)
- Suspended ceiling with recessed lighting
- 3 x 10 person lifts
- Full height glazing
-

The suite is currently fully fitted and furnished to a high standard including:

- Fitted kitchenette / breakout area
- Comms room
- Boardroom and meeting room
- Structured cabling (Cat 5e)
- 24 open plan workstations

LEASE TERMS

The suite is available for immediate occupation by way of an assignment of the existing lease to 7th May 2025 at a passing rent of £53,208 per annum exclusive (£24.00 per sq ft).

EPC

To be confirmed

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

VIEWING

Strictly by appointment through agents

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