

TO LET



REDHILL CHAMBERS, High Street, Redhill RH1 1RJ
Suite C First Floor 652 sq. ft.
REFURBISHED OFFICE SUITE - TO LET

Michael Rogers

REDHILL CHAMBERS, High Street, Redhill RH1 1RJ

Suite C, First Floor refurbished Air-Conditioned Office Suite 652 sq ft



VIEWINGS – 01737 230700 David Smith **t** : 01737 230739 **e** : david.smith@michaelrogers.co.uk

QUOTING RENT | £13,040 per annum exclusive

LOCATION

Redhill is just off the M25 (approximately three miles from Junction 8, seven miles from the M23 and seven miles north of Gatwick Airport).

Redhill Chambers is prominently situated in the pedestrianised town centre at the junction of Station Road and the High Street. Comprehensive amenities are close by, including the Belfry Shopping Centre with ample car parking facilities available. Redhill mainline station is conveniently situated approximately 200 metres away, providing frequent train services to London Victoria and London Bridge with approximate journey times from 31 minutes, Gatwick Airport 9 minutes, together with many surrounding towns.



DESCRIPTION

Suite C comprises a first-floor suite of 652 sq. ft. The suite has been refurbished to provide new LED lighting, new carpets and has been redecorated. The reception area and shared kitchen facilities on each floor of the building have been recently refurbished.

AMENITIES

- New LED lighting
- Air-conditioning
- Entry phone system
- New carpets
- Suspended ceiling
- Gas fired central heating
- 8-person lift
- Perimeter trunking
- Redecoration

TENURE

A new flexible lease is available direct from the Landlord with a quoting rent of £13,040 per annum exclusive.

SERVICE CHARGE

Circa £10.40 per sq. ft.

RATES PAYABLE

Circa £10.35 per sq. ft.

VAT

VAT will be applicable to the rent at the prevailing rate.

LEGAL COSTS

Both parties' legal costs to be borne by the ingoing tenant.



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