



GROSVENOR HOUSE

65 - 71 LONDON ROAD, REDHILL RH1 1LQ

HIGH QUALITY FLEXIBLE OFFICE SPACE

9,300 - 50,740 SQ FT (864 - 4,714 SQ M)

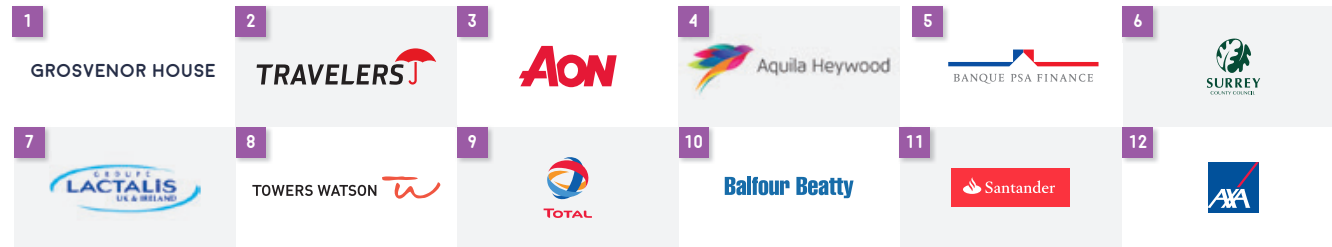


Headquarters office building benefiting from **excellent transport connectivity** and **nearby amenities**

A GREAT BUSINESS LOCATION

Grosvenor House occupies a highly prominent position in the town centre overlooking the recently improved Memorial Park, which has undergone a £1.4m transformation. All the amenities are within easy walking distance, including the mainline station, the Belfry Shopping Centre and a number of restaurants and coffee shops.

YOU'RE IN GOOD COMPANY WITH OTHER LOCAL BUSINESS OCCUPIERS



REDHILL REGENERATION PROJECTS

- 1 Memorial Park
- 2 Sainsbury's and Travelodge
- 3 Waitrose
- 4 Redhill Train Station
- 5 Station Corner
- 6 Marketfield Way



A wide range of **transport connections** on your doorstep

Redhill is approximately 24 miles south of Central London and only 7 miles from Gatwick Airport. It is well located for the motorway network within approximately 2 miles of the M25 (J8) while the M23 is only 7 miles off the M25 at J7.

The mainline station provides a fast and frequent service to London Victoria & London Bridge (fastest travel time approx 28 & 33 mins respectively) and Gatwick Airport is approximately 7 minutes. There is also an East/West service to Guildford and Reading.

DISTANCES BY ROAD

	Distance
Redhill Mainline Station	300 metres
M25 J8	2 miles
Gatwick Airport	7 miles
Crawley	11 miles
Croydon	11 miles
Central London	20 miles
Heathrow Airport	28 miles

TRAVEL TIMES BY RAIL

	Duration	Trains per Hour
Gatwick Airport	8 mins	5
East Croydon	11 mins	7
Three Bridges	13 mins	6
Clapham Junction	22 mins	6
London Victoria	28 mins	6
London Bridge	33 mins	3
Brighton	42 mins	5



The property is in a prominent position in the town centre overlooking the recently improved Memorial Park and within easy walking distance of all amenities including the mainline station and The Belfry Shopping Centre and numerous restaurants/coffee shops.

There are a number of new private and public development projects that will enhance the town centre, including a new Sainsbury's, Travelodge, Station, Waitrose and Cinema.

REDHILL IS A MAJOR BUSINESS LOCATION, WITHIN 3 MILES OF THE M25, WITH FAST AND REGULAR TRAIN SERVICES TO CENTRAL LONDON AND GATWICK AIRPORT.

7 Miles
TO LONDON
GATWICK
AIRPORT



0 Miles
OVERLOOKING
THE MEMORIAL
PARK



2 Miles
TO J8 OF
THE M25



2 Minutes
WALK
TO THE
SHOPS



5 Minutes
WALK TO
REDHILL TRAIN
STATION



6 New local
DEVELOPMENT
PROJECTS
UNDERWAY



Indicative refurbishment of office space by Orbit at Profile West

Receive a welcoming reception in the **newly refurbished** reception area

OVERVIEW

- High quality flexible offices
- Large floorplates from 9,000 to 17,000 sq ft
- Floors are split easily to accommodate most size requirements from 4,000 sq ft



SPECIFICATION

- VRV air conditioning
- Suspended ceilings
- Recessed LG3 lighting
- Male & female WC's on all floors.
- 145 on site car parking spaces (1:350 sq ft)
- Raised floors
- Two 13 person passenger lifts and a goods lift



Indicative reception refurbishment by Orbit at Heathrow Boulevard 1

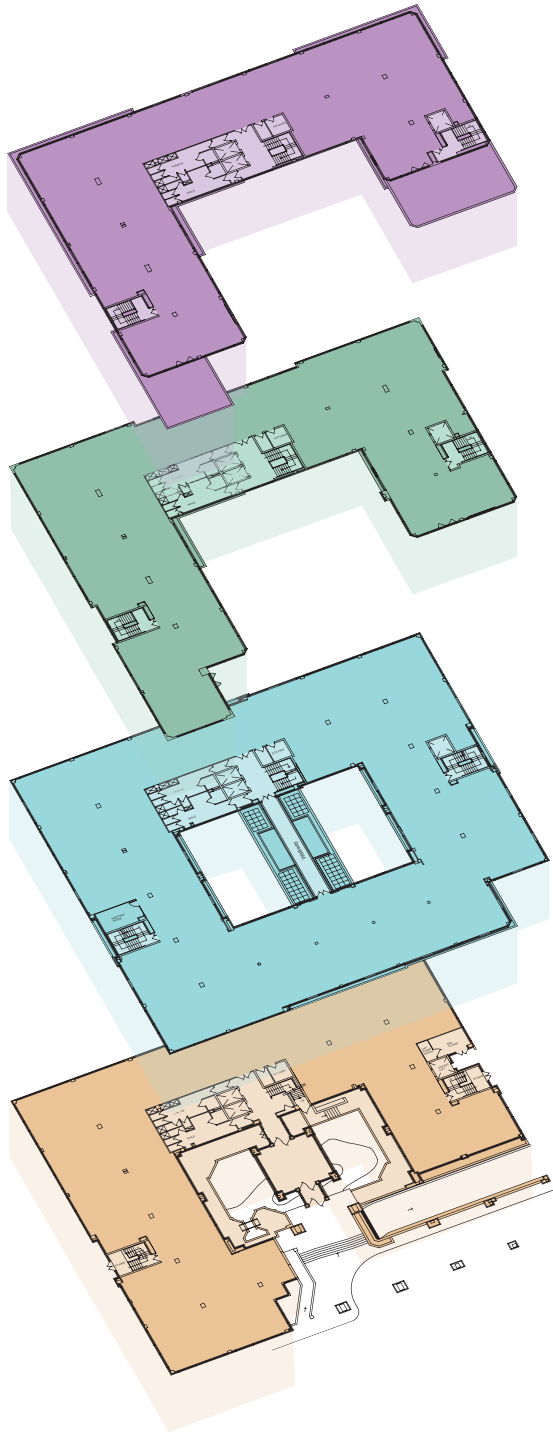
The bright, refurbished and **flexible office** space can be tailored around your business needs.

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR



Indicative refurbishment

ACCOMMODATION

The property has the following net internal floor areas;

	Sq ft	Sq m
Reception	355	33
Ground Floor	12,282	1,141
First Floor	17,060	1,585
Second Floor	11,700	1,087
Third Floor	9,343	868
Total	50,740	4,714

RENT

Upon application.

EPC

EPC rating C-56.

RATES

We understand from the Valuation Office website the property has a rateable value of £710,000 from the 2010 list.



VAT

VAT will be chargeable on the rent and service charge.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

TERMS

The property is available as a whole in floors or part floors on new equivalent full repairing and insuring leases direct from the landlord.

FURTHER INFORMATION

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