



## First Floor Office Suite

Prospero, 73 London Road, Redhill, RH1 1LQ

### **Cat A+ Fitted and Furnished Town Centre Office Suite in Redhill's newest and highest specification building**

**4,112 sq ft**  
(382.02 sq m)

- High Quality Fit Out
- BREEAM Excellent and EPC A
- Views to Memorial Park
- Comms room, cabled and fibre
- VRV air conditioning
- 2.85m floor to ceiling height
- Intelligent LED lighting
- Full access raised floor
- Car parking with EV charging
- Shower room with lockers

## Summary

<b>Available Size</b>	4,112 sq ft
<b>Rent</b>	£33.50 per sq ft
<b>Rates Payable</b>	£13.02 per sq ft Interested parties should make their own enquiries with the local authority
<b>Rateable Value</b>	£96,500
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	A (20)

## Description

Prospero is Redhill's unrivalled highly-specified 50,373 sq ft office development, located 3 miles from the M25, close to Gatwick Airport and just half an hour from Central London by train. This BREEAM Excellent and EPC A rated building is within only a few minutes walk of the town centre, train station, Gym Group gym and Travelodge Hotel.

The available first floor south suite is accessed via a wide galleried landing and fitted out to a contemporary Cat A + specification. The fit out includes reception area, large boardroom, private office/meeting room, kitchen and breakout/collaboration area, print/copy and storage area and comms room. The current desk and furniture layout also allows space for an incoming occupier to adapt the suite to their operational requirements.

## Location

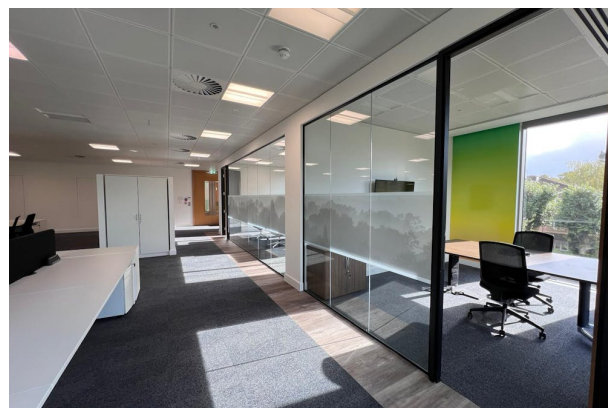
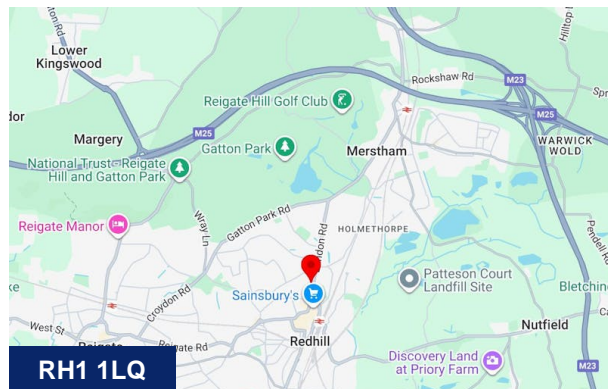
Redhill is an excellent strategic location on the southern M25 close to the junction with the M23. It has an extensive catchment area for staff recruitment with the South London conurbation, Croydon, Surrey and parts of Sussex and Kent all within a reasonable commute.

The town provides a public transport hub at the intersection of the London to Brighton (north/south) and Tonbridge to Reading (east/west) rail lines. Gatwick Airport is 8 miles to the south with a regular direct rail service in only 7 minutes.

Surrey offers an enviable quality of life, with a unique mix of towns and villages, plentiful common land and open spaces, good motorways and easy airport access, all within a half hour commute of London. To the north of Redhill, the North Downs Way runs through an area of outstanding natural beauty and offers a wealth of outdoor activities.

## Terms

The suite is available on a new lease on terms to be agreed.



## Viewing & Further Information



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