

# REGENT HOUSE, QUEENSWAY

REDHILL

RH1 1QT



**REFURBISHED TOWN CENTRE OFFICES WITH NEW AC**

TO LET - 1,801 TO 6,909 SQ FT (167.32 TO 641.87 SQ M)





## KEY BENEFITS



- Modern open plan offices
- New air conditioning
- Town centre location
- Easy access to the High street and Redhill train station
- Generous on site parking provided at 1 space per 292 sq ft
- Comprehensively refurbished

## LOCATION



Regent House is well located in the heart of Redhill town centre just 3 miles from junction 8 of the M25. The property is within a few minutes walk of Redhill railway station which provides an excellent service to London Victoria (29 minutes), London Bridge (30 minutes), East Croydon (12 minutes) and Gatwick Airport (7 minutes). There is a wide variety of shops, restaurants and leisure amenities close by. Redhill is an established business location in the southern M25 area with major occupiers located in the town including Santander, Axa Insurance, Travelers Insurance, Total Oil & Gas amongst others.

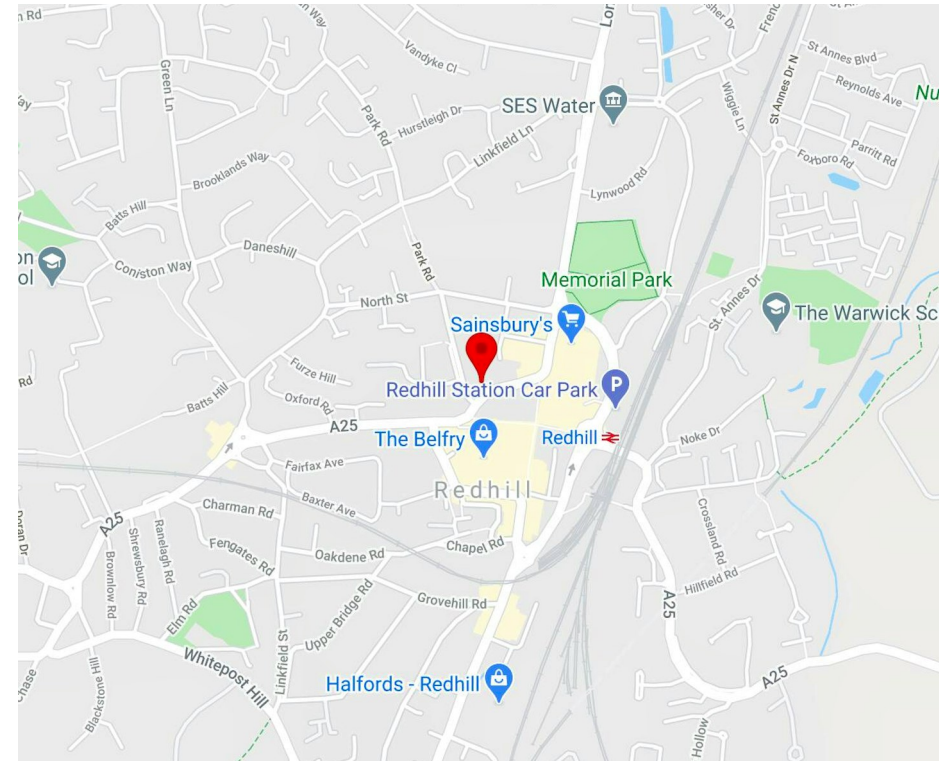
## DESCRIPTION



Regent House comprises a high quality purpose built office building with large open plan floor plates and excellent on site parking. The available accommodation is located on the 3rd floor.

## SPECIFICATION

New air conditioning  
Full access raised floors  
Suspended ceilings  
Recessed LED lighting  
Two 10 person passenger lifts  
Car parking at a ratio of 1:292 sq ft

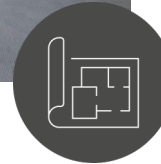


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[VIEW WEBSITE](#)

[hurstwarne.co.uk](http://hurstwarne.co.uk)



### TENURE

The accommodation is available on new full repairing and insuring lease terms to be agreed.

### WEBSITE

<https://regenthouse-redhill.co.uk/>

### SUMMARY

- Rent: £27.50 per sq ft
- Available Size: 1,801 to 6,909 sq ft
- Rates Payable: £10.25 per sq ft Approximate Rates payable
- Service Charge: £7.83 per sq ft
- EPC: D (98)

### VIEWINGS & INFORMATION



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### ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Suite A	1,801	167.32	Available
3rd	5,108	474.55	Available
<b>TOTAL</b>	<b>6,909</b>	<b>641.87</b>	

Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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OUR GUILDFORD, LEATHERHEAD, WOKING, FARNBOROUGH & SEVENOAKS REGIONAL OFFICES COVER KENT, SURREY, HAMPSHIRE, BERKSHIRE & THE SOUTH WEST M25

