

61-63 London Road, Redhill RH1 1NA

TO LET

Opportunity to Acquire Top Floor suite in one of Redhill's Best Offices

4,362 Sq Ft (405 Sq M)

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DESCRIPTION

61-63 London Road offers the opportunity to acquire Grade A part fitted office in one of Redhill's prime office buildings. The prominent building was fully refurbished in 2017 and offers excellent cycle, parking and end of journey facilities. The striking full height atrium houses is light and flexible to suit the modern occupier. The 3rd Floor North Wing is the building's only availability, it overlooks Redhill's Memorial Park and is offered partially fitted with Kitchen and Breakout areas.

- **Fully refurbished Grade A Offices**
- **Outstanding views over Memorial Park**
- **Light and spacious central atrium**
- **LED Lighting and VRV Heating & Cooling System**
- **Multi-modal communication with road, rail and air links**
- **Excellent car parking ratio with (1:248 sq ft)**





LOCATION

Situated in the heart of the town centre 61-63 London Road is only 400m from the mainline station with quick access to both Victoria and London Bridge stations. The town benefits from excellent road links, situated within 3 miles of both M25 J8 and M23 J8. Both Gatwick and Heathrow airports are close by and the two centre provides fantastic local amenity within minutes.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
3rd North Wing	4,362	405
Total	**4,362**	**405**

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The office is available on a new Full Repairing and Insuring Lease directly from the landlord on lease terms to be agreed.

EPC

The building enjoys an EPC rating of B48.





VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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