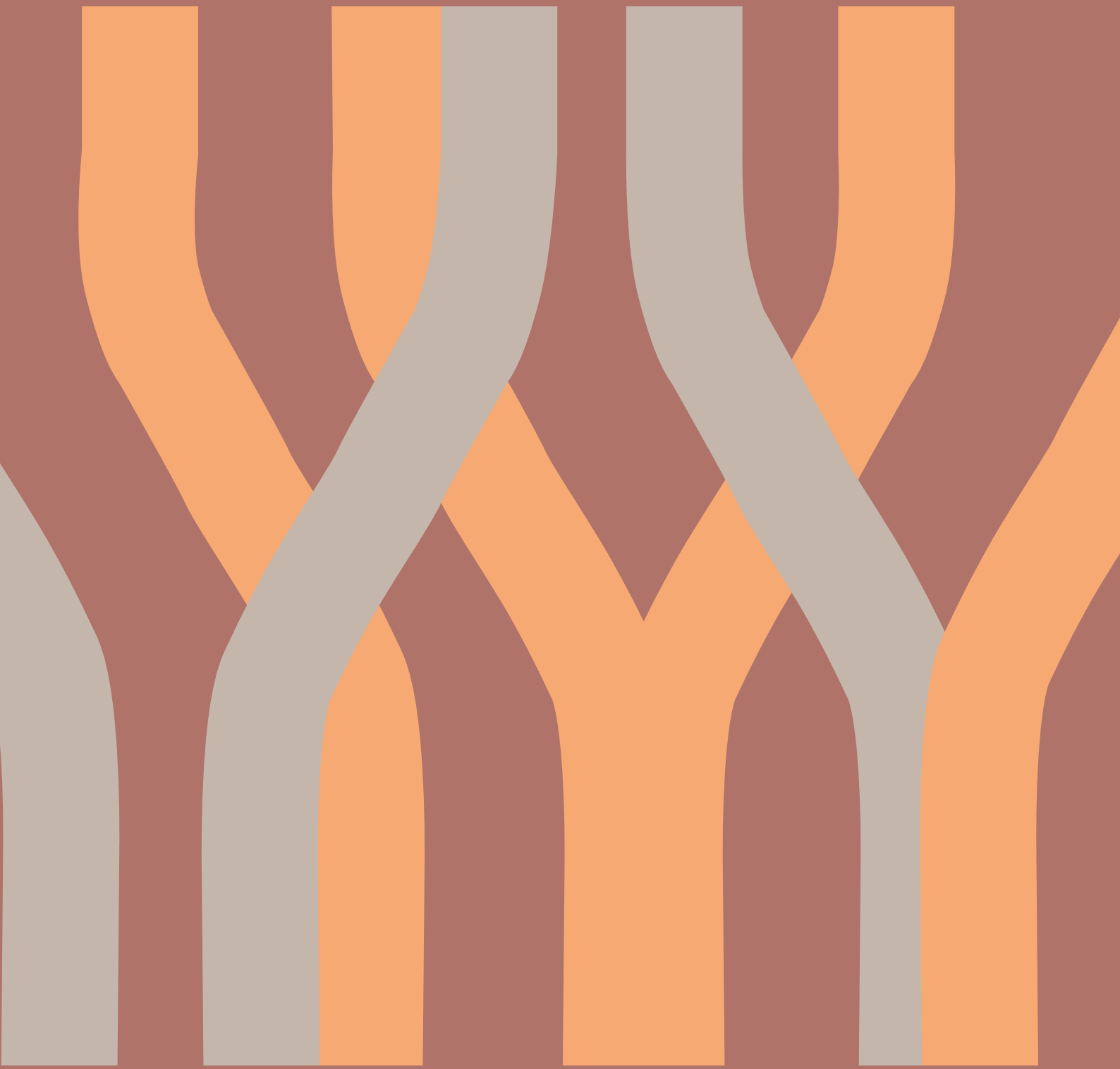
SOMERSET HOUSE

REDHILL RH1 1LU



1,843 – 16,693 sq ft

GRADE A REFURBISHED OFFICES

somersethouse-redhill.co.uk

SOMERSET HOUSE

Somerset House is a modern town centre office building superbly positioned within a five minute walk of the railway station and the High Street.

The ground and first floor offices, reception and building amenities have been enhanced and refurbished to provide an exceptional working environment to meet the needs of modern business.

Planned external enhancements include new wall finishes and lighting, a green wall and a new contemporary entrance canopy to give the building a real sense of arrival and prominence.





CGI images of planned external enhancements



IN GOOD COMPANY

Redhill is home to many national and international businesses including:

AXA

Balfour Beatty

Raven Housing Trust

TRAVELERS

BANQUE PSA FINANCE

TOTAL

SURREY COUNTY COUNCIL

Santander CONSUMER FINANCE

binnies

AON

Willis Towers Watson

FLEXIBLE AND EFFICIENT MODERN WORKSPACE

NEW LED LIGHTING

NEW METAL TILE SUSPENDED CEILINGS

NEW FULL ACCESS RAISED FLOOR

REMODELLED AND REFITTED WC FACILITIES

NEW 4 PIPE AIR CONDITIONING SYSTEM

REMODELLED CONTEMPORARY RECEPTION

NEW SHOWERS AND CHANGING ROOMS WITH LOCKERS

SECURE BIKE STORAGE

ELECTRIC CAR CHARGING POINTS

76 ON-SITE PARKING SPACES (1:253 SQ FT PARKING RATIO)

EPC RATING B (46)

TWO PASSENGER LIFTS









GRADE A REFURBISHMENT

The reception area, ground and first floor offices and common parts have been fully refurbished to provide flexible and efficient modern workspace.

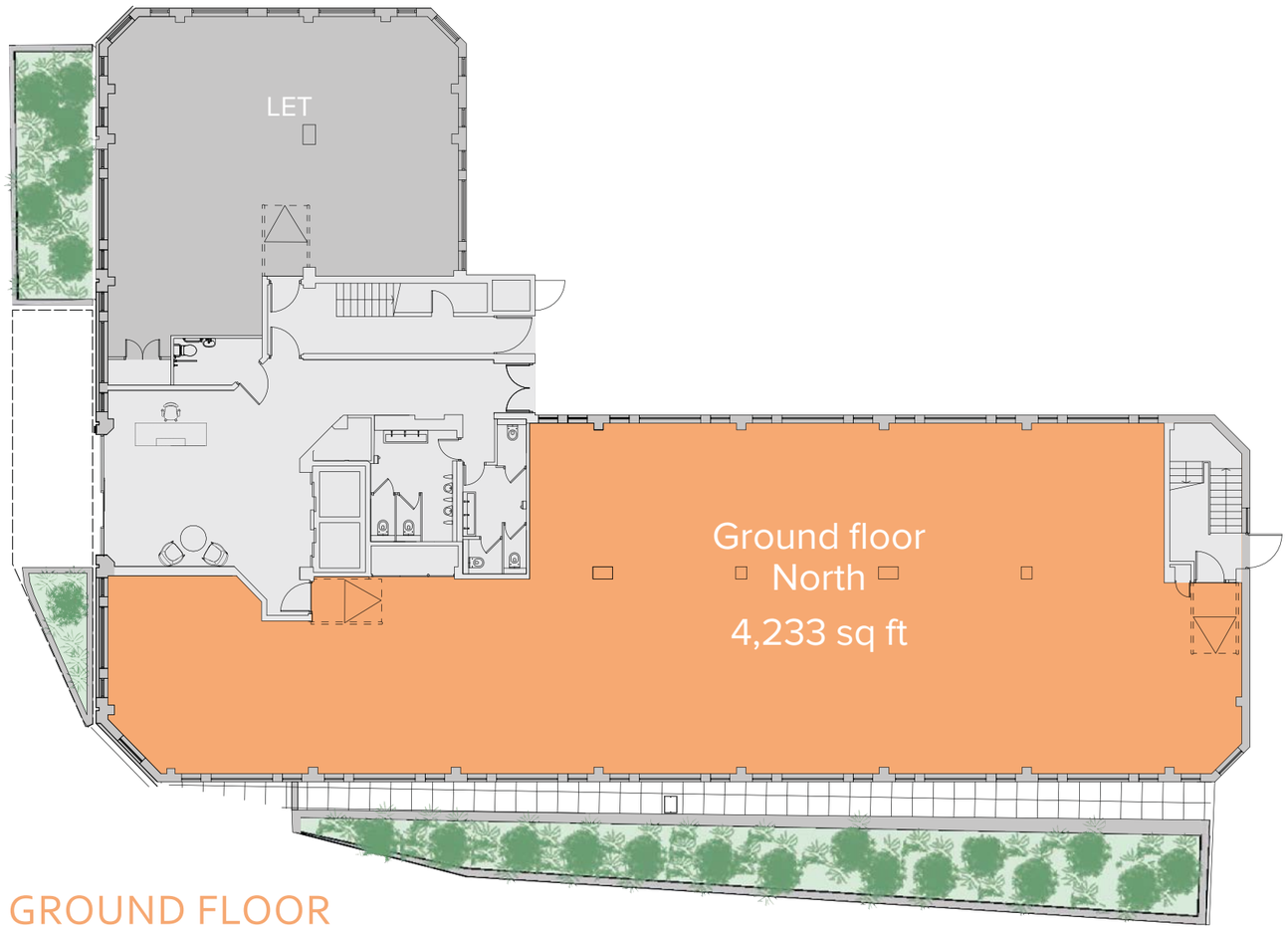
The building benefits from new showers and changing rooms with lockers, together with secure underground bike storage.

AVAILABLE SPACE

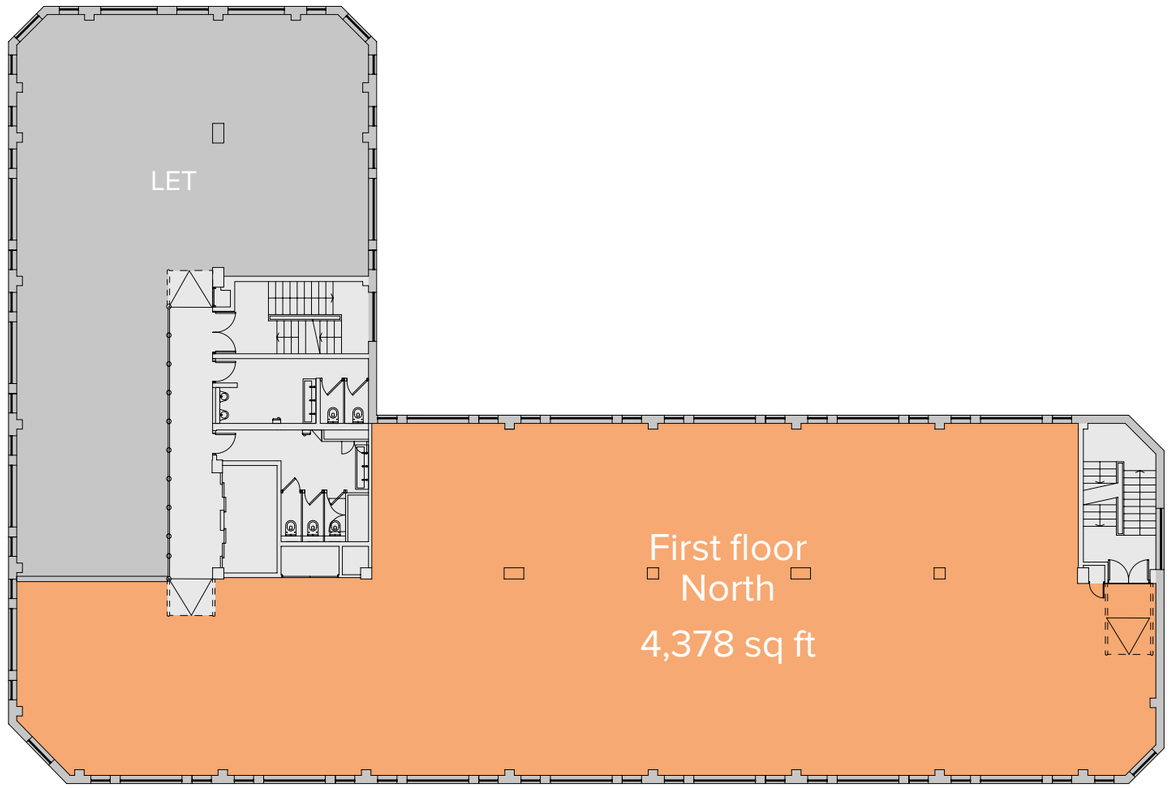
	sq ft	sq m
Third floor	6,239	579.6
Second floor West	1,843	171.2
First floor North	4,378	406.7
Ground floor North	4,233	393.3
Total available space	**16,693**	**1,550.8**

Measured on an IPMS3 basis in accordance with the RICS Property Measurement (2nd Edition, Jan 2018) professional statement.





GROUND FLOOR



Not to scale

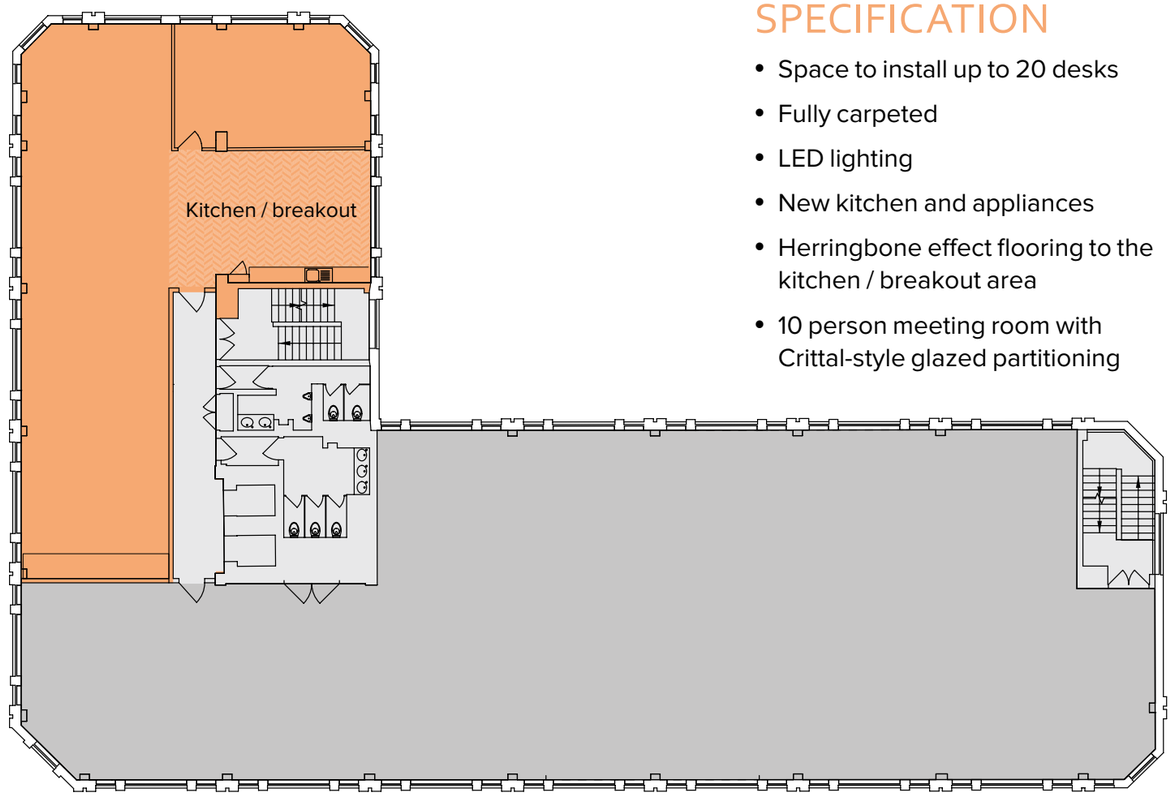
FIRST FLOOR

SECOND FLOOR WEST
CAT A+ LITE SUITE OF 1,843 SQ FT









Not to scale

SPECIFICATION

- Space to install up to 20 desks
- Fully carpeted
- LED lighting
- New kitchen and appliances
- Herringbone effect flooring to the kitchen / breakout area
- 10 person meeting room with Crittal-style glazed partitioning

THIRD FLOOR
CAT A+ LITE SUITE OF 6,239 SQ FT



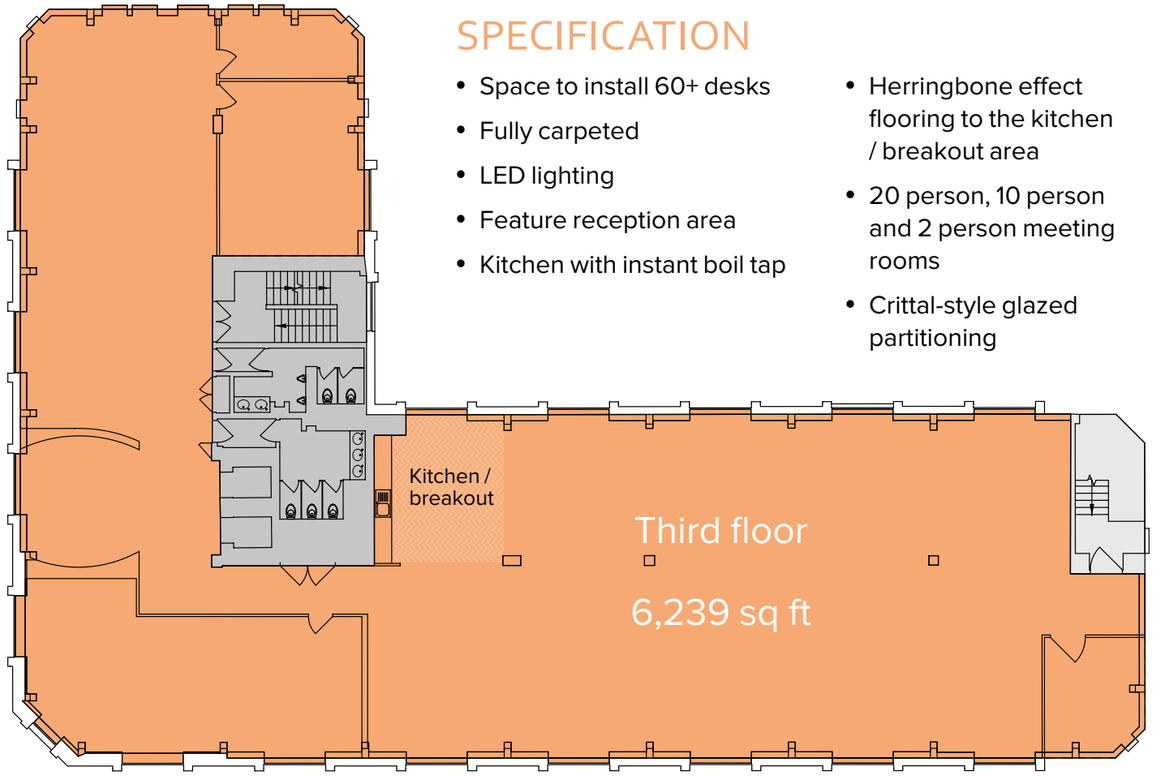






SPECIFICATION

- Space to install 60+ desks
- Fully carpeted
- LED lighting
- Feature reception area
- Kitchen with instant boil tap
- Herringbone effect flooring to the kitchen / breakout area
- 20 person, 10 person and 2 person meeting rooms
- Crittal-style glazed partitioning



Not to scale

AN ABUNDANCE OF AMENITIES

Somerset House overlooks Memorial Park which offers tennis courts, a fitness trail and refreshments at the modern Pavilion café.

The Belfry shopping centre is just 5 minutes walk from Somerset House and is home to a range of major retailers including Marks & Spencer, Boots, Waterstones and WH Smith, as well as a wide range of independent shops and cafés.

The recent Warwick Quadrant development, opposite Somerset House, provides a Sainsbury's, Argos, a Travelodge Hotel and The Gym.

The nearby Marketfield Way development provides a brand new thriving retail and restaurant quarter with flats, Tesco Express and a multi-screen cinema.



CGI of The Rise, Marketfield Way


The Pavilion Café, Memorial Park



Warwick Quadrant


Tennis courts, Memorial Park



Storia Restaurant, London Road



The Belfry Shopping Centre


High Street



Approximate map. Not to scale.



Aerial view: Marketfield Way development



Posadero Lounge and Café Bar, High Street



The Light cinema and entertainment centre, The Rise

EXCELLENT TRANSPORT LINKS

Redhill is a strategic business location with excellent connectivity, three miles from the M25, half an hour from Central London by train and within nine miles of Gatwick Airport. The town's fantastic transport links ensure it has a large catchment area for employee recruitment.

Redhill is a public transport hub at the intersection of the London to Brighton (north/south) and Tonbridge to Reading (east/west) rail lines. Redhill Station is just a five minute walk from Somerset House and Gatwick Airport is only nine minutes away on the regular direct line that passes through Redhill.



Redhill Station

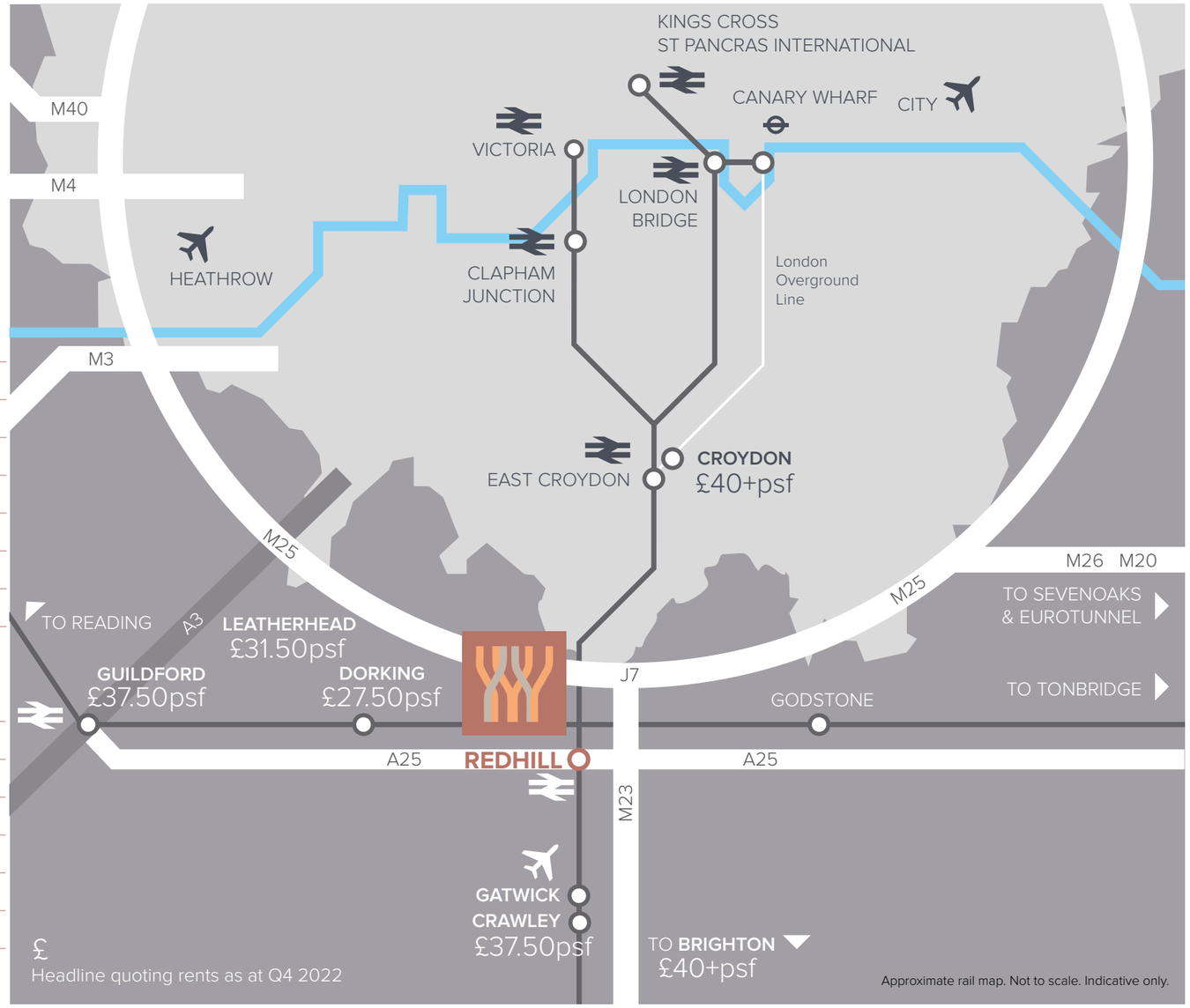


Between Gatwick and Heathrow airports

	Distance (miles)	Time (mins)
Redhill Station	0.25	1
M25 J8	3	15
Gatwick Airport	8	22
Crawley	11	26
Croydon	12	28
Central London	20	63
Heathrow Airport	36	42

	Time (mins)	Trains per hour
Gatwick Airport	9	5
East Croydon	14	6
Clapham Junction	29	6
London Victoria	37	6
London Bridge	31	3–4
Brighton	55	5

Approximate distances and journey times.
Source: AA route planner and National Rail enquiries.



TOWN, COUNTRY AND COAST

Somerset House sits within the thriving Surrey town of Redhill, at the foot of the North Downs, within a 31 minute train commute of London.

Surrey offers an excellent quality of life with a mix of towns and villages, a wealth of green belt and open spaces, good motorway access and easy airport access.

The North Downs Way lies to the north of Redhill and runs through an area of outstanding natural beauty offering various outdoor activities.


North Downs Way – a 150 mile scenic trail


Wray Common windmill

CONTACTS

SHW SHW.CO.UK

01293 441300

Tim Hodges
thodges@shw.co.uk

Knight Frank

020 7629 8171

KnightFrank.co.uk

Jack Riley
jack.riley@knightfrank.com

Tom Slater
tom.slater@knightfrank.com

somersethouse-redhill.co.uk

DISCLAIMER: The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. August 2025