# Grosvenor House

London Road, Redhill, Surrey, RH1 1LQ




GROSVENOR HOUSE

**Situated in the heart of Redhill, with the Surrey Hills right on your doorstep. Grosvenor house is in one of the most sought-after commuter towns. Benefitting from unbeatable transport, a vibrant shopping centre, and a number of restaurants and coffee shops just a short stroll away.**








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# A superb office refurbishment throughout

## Grosvenor House provides a range of state-of-the-art amenities tailored to the needs of your business

- 24/7 Access
- Two 13 person Lift Access
- Secure Cycle Storage Facility
- VRV Air conditioning
- Central Location
- Air-Conditioning
- Building Manager
- Parking
- Refurbished WC's
- Showers
- EPC Rating C-56
- LED Lighting
- Fitted Space with Kitchenette
- Full access raised floors
- Furniture Available

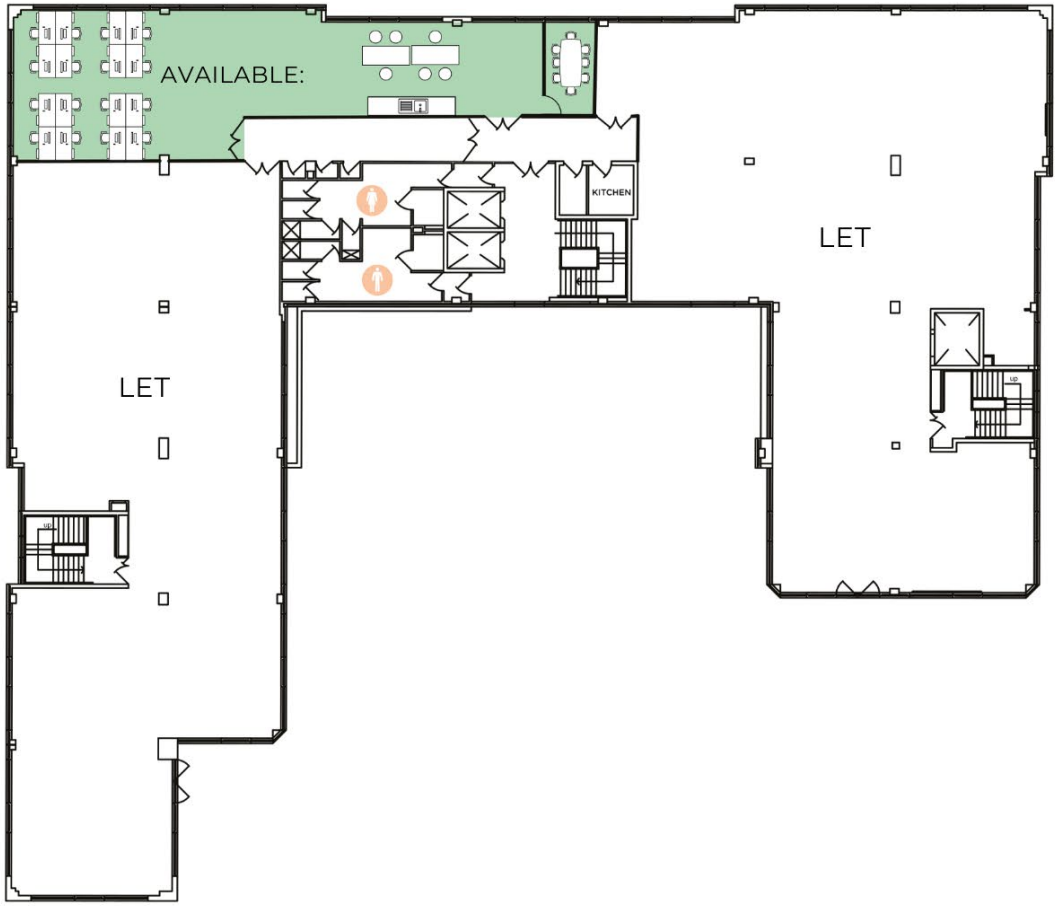




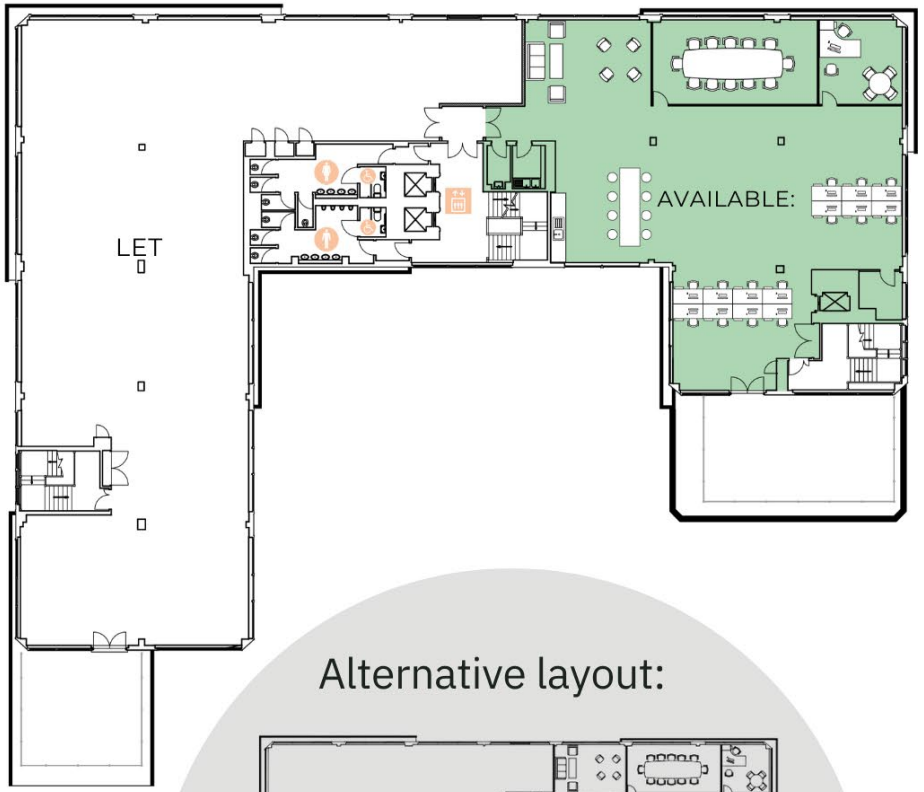
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## Available Space

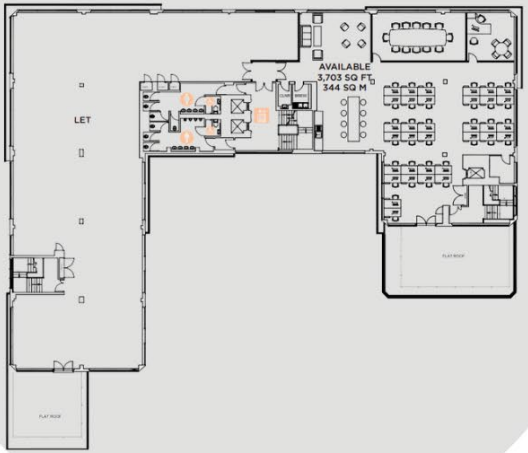
Second Floor:
1,835 SQ. FT. 171 SQ. M.




Third Floor:
3,703 SQ. FT. 344 SQ. M.




Alternative layout:




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# Working in Redhill

Overlooking the newly transformed Memorial Park, Grosvenor House places you within walking distance of essential amenities, including the mainline station and The Belfry Shopping Centre. With Redhill situated only 31 minutes from Central London and only 8 mins to Gatwick Airport, your business is well-connected. Quick access to the M25 and M23 ensures seamless travel!



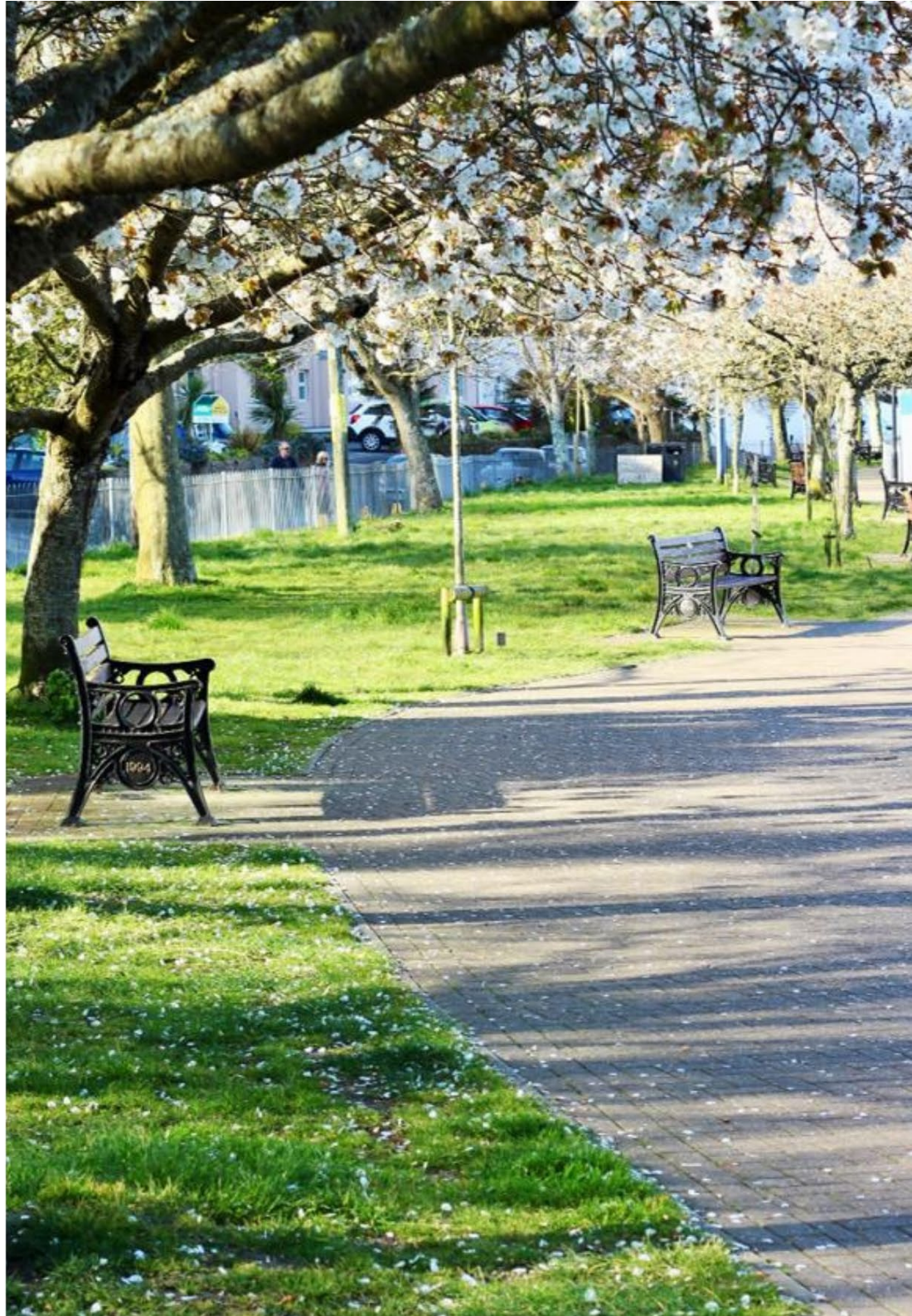








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# Local Area

**10 minute walk to the high street with an array of amenities**

- Travelodge Redhill Town Centre - **3 minutes**
- The Sun Pub & Eatery - **5 minutes**
- Redhill Market - **6 minutes**
- The Junction Pub & Eatery - **6 minutes**
- KOKORO Redhill - **7 minutes**
- Bellfry Centre with over 40 shops - **7 minutes**
- Posadero Lounge - **8 minutes**
- The Light Cinema - **8 minutes**
- The Gym Group - **8 minutes**
- Everest Spice - **10 minutes**
- Home Cottage Pub & Eatery - **11 minutes**







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# Perfectly Placed for Businesses

One of the UKs most popular commuter towns




**Travel Times By Rail**

**5 minute walk to Redhill Station**

| | Duration | Trains Per Hour |
|---|---|---|
| Crawley | 7 mins | 5 |
| Gatwick Airport | 7 mins | 5 |
| East Croydon | 11 mins | 7 |
| Three Bridges | 13 mins | 6 |
| Clapham Junction | 22 mins | 6 |
| London Victoria | 30 mins | 6 |

**Distances by Road**

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

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Redhill | Surrey

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