



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

OFFICE – 6,268 - 38,991 SQ FT (582 - 3,622.26 SQ M)

Bridge Gate House, 55-57 High Street, Redhill, Surrey, RH1 1RX

DESCRIPTION

Bridge Gate House is a modern office building at the southern end of Redhill High Street. The offices are subject to dilapidations. The building had significant refurbishment some 12 years ago.

LOCATION

Occupying a prominent position in the High Street, Redhill rail station is 1/4 mile away offering regular services to London Victoria (25 mins) and London Bridge (30 mins). J8 of the M25 is some 2 miles away with Gatwick Airport 9 miles to the south.

AMENITIES / OPPORTUNITY

- Comfort cooling and raised floors
- Break out area and roof terrace
- Suspended Ceilings with metal tiles
- 107 secure parking spaces (1:369)
- Showers and disabled WC
- Regular shaped open plan floors
- Available on a new lease(s) on terms to be agreed from mid 2025

RENT

On application

RATES

Current Rateable Value £675,000

VAT

VAT will be chargeable on the terms quoted.

ACCOMMODATION (GROSS INTERNAL AREA)

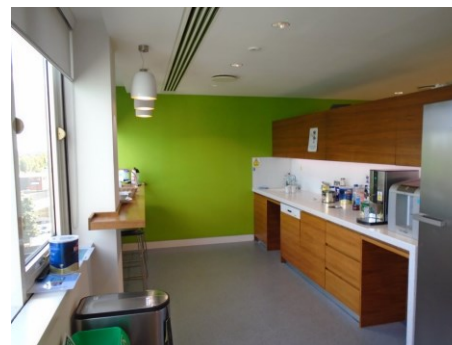
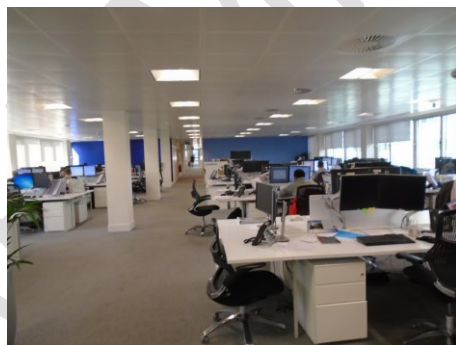
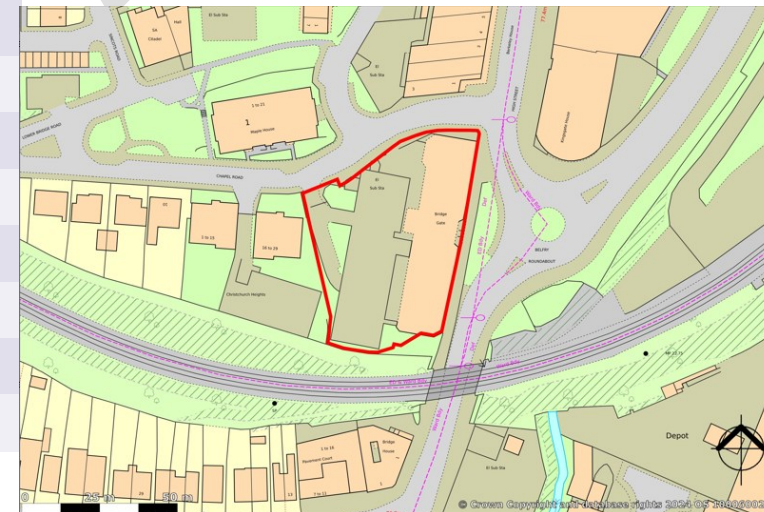
	SQ FT	SQ M
L5 Store	138	12.82
Level 5	6,268	582.3
Level 4	7,602	706.23
Level 3	8,002	743.39
Level 2	8,022	745.24
Level 1	8,022	745.24
Level 0	937	100
Lower Ground		
TOTAL	38,991	3,622

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



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