



REFURBISHED OFFICES TO LET

7,387 - 39,266 sq ft (686 - 3,648 sq m)

55 -57 HIGH STREET | REDHILL | RH1 1RX | [WHAT3WORDS.COM/MARCH.TOOLS.DWELL](https://www.what3words.com/march.tools.dwell)





BRIDGE GATE HOUSE

DESCRIPTION










Refurbished head quarters office building in Redhill town centre.

Remodelled entrance and reception with business lounge and showers.

The office floors provide large open plan space with good natural light creating an excellent working environment .

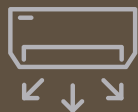
bridgegatehouse.co.uk

AMENITIES

-  Roof Terrace, 4th and 5th floors
-  suspended ceilings with metal tiles
-  Led lighting
-  Raised floors
-  107 parking spaces, 1:369 sq ft
-  EV chargers
-  Showers and cycle storage
-  Male and female wcs on each floor
-  Accessible wcs



EPC
Rating B



VRV Air
Conditioning



Open Plan
Office Space



Suspended Ceiling
with Metal Tiles



Raised Access
Floors



Male & Female
WC's



Accessible
WC's



Shower
Facilities



Roof Terrace
4th & 5th Floors



Secure
Parking



EV
Charging



Bike
Storage



Belfry Shopping
Centre 200m



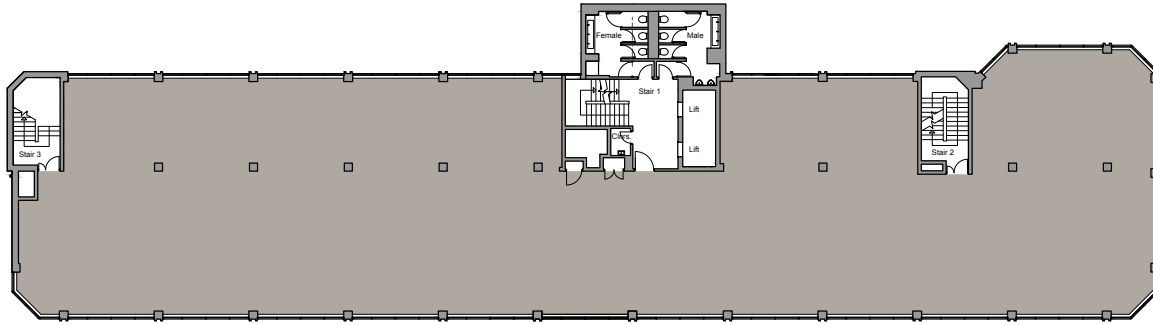
Station
350m



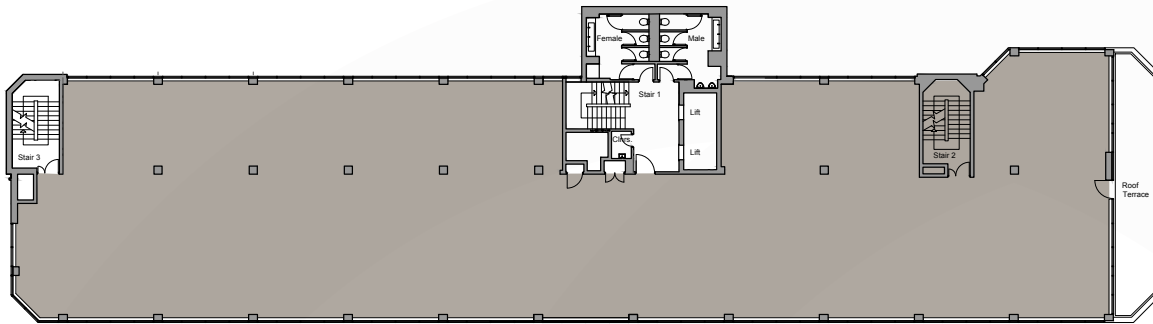
7 miles from
Gatwick Airport



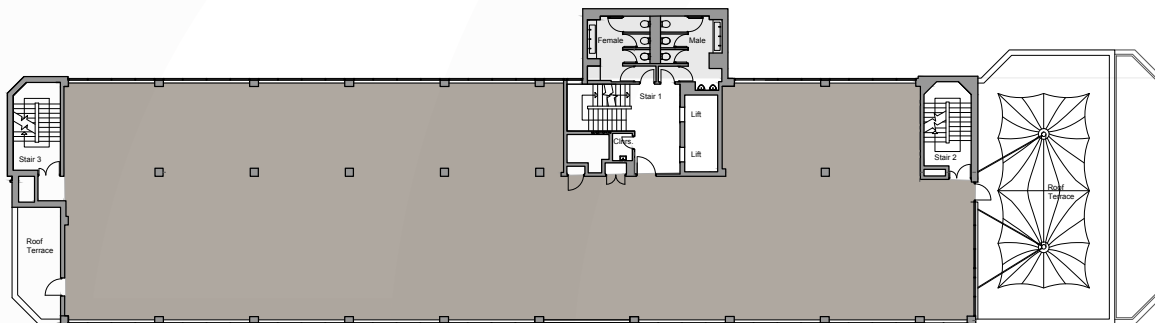
J8 M25
3 miles away



Level 1, 2 & 3



Level 4



Level 5

BRIDGE GATE HOUSE

ACCOMMODATION

The building has the following Net Internal Floor Areas

	SQ FT	SQ M
Fifth Floor * includes terrace	7,386.7	686.3
Fourth Floor	7,577.9	704.0
Third Floor	7,965.6	740.0
Second Floor	7,963.3	739.8
First Floor	7,963.3	739.8
Ground Floor	409.6	38.0
TOTAL	39,266.4	3,647.9

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THE BELFRY SHOPPING CENTRE

WARWICK QUADRANT

SAINSBURYS GYM GROUP TRAVEL LODGE

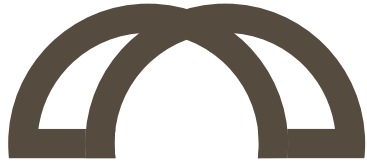
REDHILL STATION



BRIDGE GATE HOUSE

KINGSGATE HOUSE

THE RISE, CINEMA BARS & LEISURE



BRIDGE GATE HOUSE

LOCATION

Occupying a prominent position in the High Street, Redhill rail station is close by offering regular services to London Victoria (25 mins) and London Bridge (30 mins).

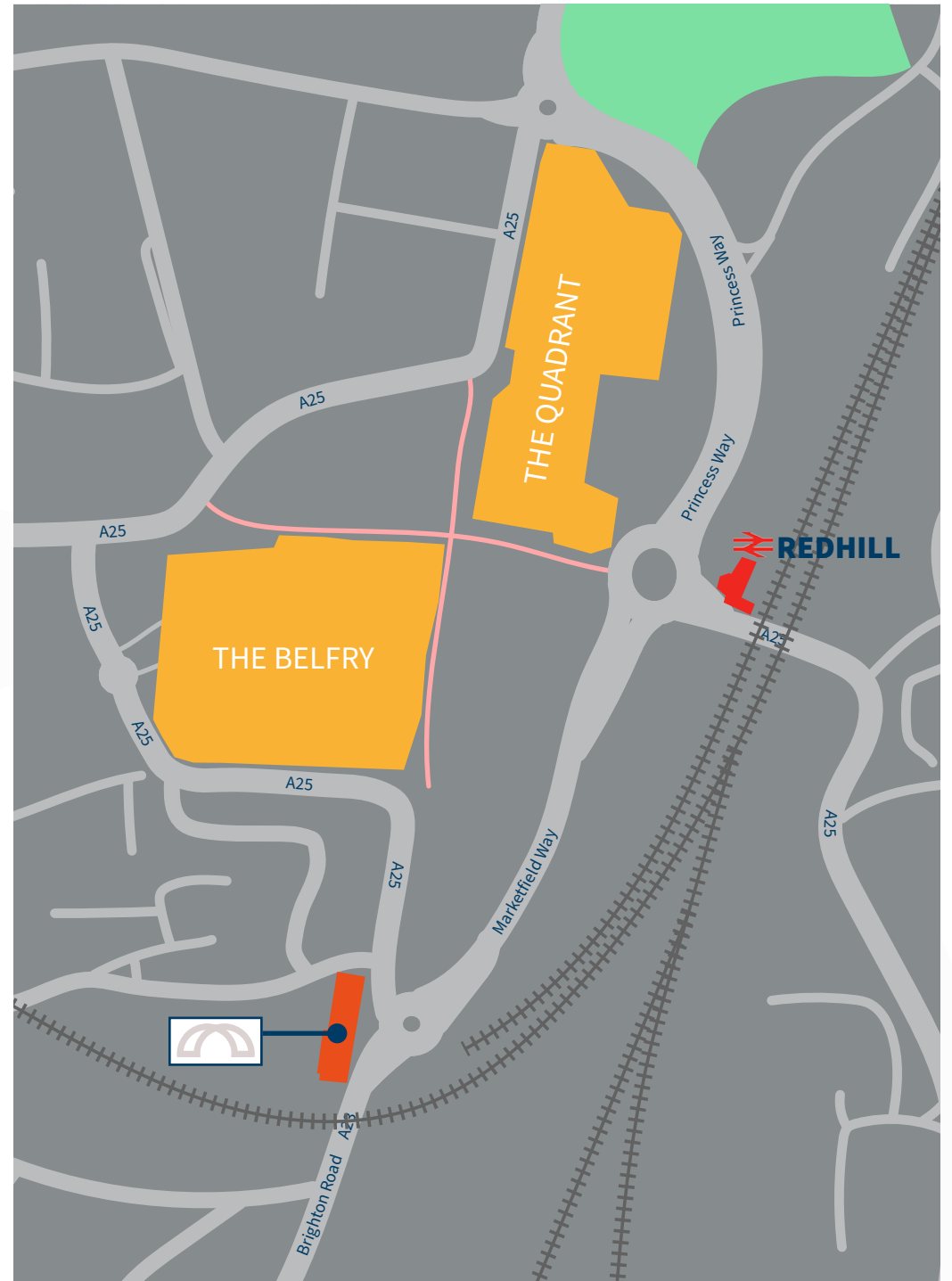
J8 of the M25 is some 3 miles away with Gatwick Airport 7 miles to the south.

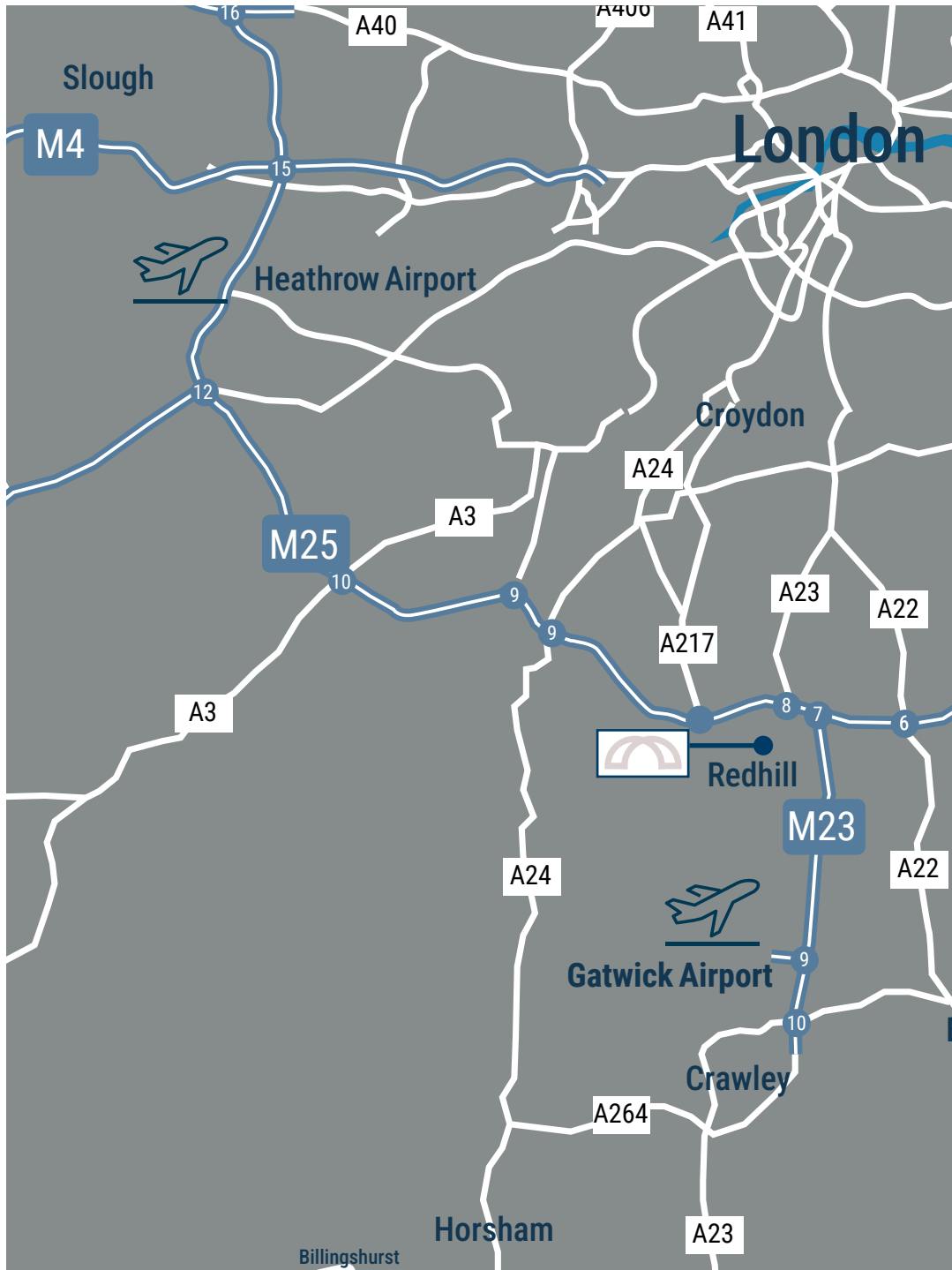


DISTANCE	MILES
Gatwick Airport	7
M25 J8	3



STATIONS	MINUTES
London Victoria	25
London Bridge	30





TO LET

Available on new equivalent FRI leases.

RATES

Current Rateable Value £730,000 from 1.4.26.

VAT

VAT will be chargeable on the terms quoted.

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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IMPORTANT INFORMATION
Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.
All measurements and distances are approximate. VAT may be applicable to rent/price quoted.
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