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**TO LET**

**FITTED OFFICES 1,113 – 3,967 SQ FT (103.40- 368.55 SQ M)**

**Fileturn House, Brighton Road, Redhill, Surrey, RH1 6QZ**

**DESCRIPTION**

Fileturn House comprises a detached purpose built, three storey office building which is prominently situated fronting Brighton Road (A23) to the south side of the Town Centre.

The available space comprises 2 separate suites on the 2<sup>nd</sup> Floor. The offices comprise open plan space, with separate meeting rooms / private offices, kitchen facilities and data cabling . There are W/Cs on each floor and lift access. The office suites can either be taken separately or together and will benefit from some refurbishment to provide high quality space.

**LOCATION**

Redhill is located 24 miles south of Central London and 6 miles north of Gatwick Airport, offering convenient access to the M25 via Junction 6 (Godstone) and Junction 8, appx 2 miles, (Reigate). The town's train station provides regular services to Central London with a journey time of approximately 30 minutes, as well as direct services to Gatwick Airport,(7 mins) Guildford, Reading and Brighton. The property is situated within 350m of the town centre with all its amenities and 550m from the station.

**ACCOMMODATION (NIA)**

	SQ FT	SQ M
Suite 2 A	2,854	265.15
Suite 2 B	1,113	103.40
<b>TOTAL</b>	<b>3,967</b>	<b>368.55</b>

**AMENITIES**

- Comfort cooling
- Raised Access Floors
- LED lighting & Suspended Ceilings
- Lift access
- Kitchen
- Parking ratio 1:267 sq ft
- Existing fit out

**RENT**

£20 per sq ft.

**RATES**

Rates Payable: £8.95 per sq ft.

**SERVICE CHARGE**

Service Charge: £10.88 per sq ft estimated.

**TERMS**

The property is available on a new lease directly from the landlord on terms to be agreed.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

EPC: B (39).



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**VIEWINGS – 020 8662 2700**

**James Griffiths**

t: 07867 232 653

e: jgriffiths@shw.co.uk

**Mark Skelton**

t: 07885 743 202

e: mskelton@shw.co.uk



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