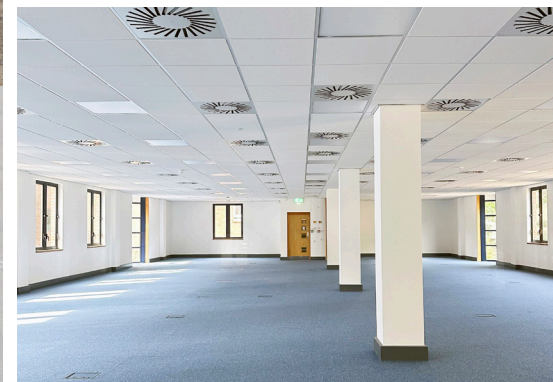


# TO LET | Clarendon House

Clarendon Road, Redhill, Surrey, RH1 1FB | Newly refurbished, self-contained, town centre offices

10,102 ft<sup>2</sup> (938 m<sup>2</sup>)

**NEWLY  
REFURBISHED**  
with 34 space,  
on site car park



## THIS NEW, HIGH-SPECIFICATION ACCOMMODATION OFFERS THE ADVANTAGE OF

- ✓ New vrf air conditioning
- ✓ Full access raised floors
- ✓ Attractive feature reception
- ✓ Newly redecorated
- ✓ New carpets
- ✓ Passenger lift
- ✓ New suspended ceilings & LED lighting
- ✓ New WC and shower facilities
- ✓ 34 on-site car parking spaces

# TO LET | Clarendon House | Newly refurbished, self-contained, town centre offices | 10,102 ft<sup>2</sup> (938 m<sup>2</sup>)

## DESCRIPTION

Clarendon House is a modern, self-contained, three-storey office building featuring attractive brick and stone elevations beneath a pitched tiled roof. Ideally situated in the heart of Redhill town centre, this property enjoys a prime location within a well-established office hub. It offers easy access to a wide range of amenities, including banks, restaurants, and retail options, all within a short walking distance.

## LOCATION

Redhill railway station provides fast and frequent services to London Victoria and London Bridge with a journey time from 37 minutes, Gatwick Airport is 9 minutes. There is excellent motorway access to the southern M25 at the junction with the M23, between Junction 6 (Godstone) and Junction 8 (Reigate).

## ACCOMMODATION

	ft <sup>2</sup>	m <sup>2</sup>
Reception	289	26.89
Ground floor offices	1,585	147.2
First floor offices	4,112	381.99
Second floor offices	4,116	382.42
<b>TOTAL</b>	<b>10,102</b>	<b>938.59</b>



# TO LET | Clarendon House | Newly refurbished, self-contained, town centre offices | 10,102 ft<sup>2</sup> (938 m<sup>2</sup>)

## TENURE

The property is available now on a new full repairing and insuring lease for a term to be agreed.

## RENT

£25psf

## VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

## BUSINESS RATES

Interested parties are advised to make their own enquiries of Reigate and Banstead Council for verification of the rates payable.

## EPC

c-59

## LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.



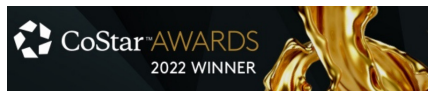
## CONTACT

Strictly by appointment via sole agents:

**James Dewar**

☎ 01245 350160 / 07730 159589

✉ [Jim@robertdewar.co.uk](mailto:Jim@robertdewar.co.uk)



204a NEW LONDON ROAD CHELMSFORD ESSEX CM2 9AB DISCLAIMER: No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Robert Dewar Associates endeavor to maintain accurate descriptions of properties however, these are intended only as a guide and purchasers/lessees must satisfy themselves by personal inspection. All negotiations to be conducted through Robert Dewar Associates. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These particulars do not constitute any part of an offer or contract.

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