

EGi

Deals Winner 2009
Most Active Commercial
Property Agent in Surrey

Hurst Warne

Chartered Surveyors and
Commercial Property Consultants

REDHILL

HIGH QUALITY AIR CONDITIONED OFFICE SUITE

5,031 sq ft (467 sq m)



First Floor, Raven House, Linkfield Lane, Redhill, Surrey RH1 1SS

TO LET

- Air conditioning
- 25 parking spaces (1-200 sq ft)
- Superb environment
- Easy access to town centre and railway station

Regulated by RICS

www.hurstwarne.co.uk



RICS

TELEPHONE 01737 852222

Agency • Investment • Development • Asset Management • Landlord & Tenant

Abbey House, 25 Clarendon Road, Redhill, Surrey RH1 1QZ F 01737 852101

E redhill@hurstwarne.co.uk

Location

Raven House is located within 5 minutes of Redhill town centre and just 3 miles from Junction 8 of the M25. The property is within a few minutes walk of Redhill railway station which provides an excellent service to London Victoria (29 minutes), London Bridge (30 minutes), East Croydon (12 minutes) and Gatwick Airport (7 minutes). There is a wide variety of shops, restaurants and leisure amenities close by. Redhill is an attractive and established business location with major occupiers in the town including Watson Wyatt, AXA, Balfour Beatty, Traveller and ING.

Description

Raven House is a high quality office building in an excellent environment with plentiful car parking. The building benefits from a spacious and welcoming reception area, high quality common parts and well appointed office suites.

The available suite comprises a self-contained first floor unit of 5,031 sq ft net.

Amenities

- Excellent natural light.
- Suspended ceilings and recessed category 2 lighting.
- Fully air conditioned.
- 25 car parking spaces (ratio 1:200 sq ft)
- High quality finishes throughout.
- 2 passenger lifts.
- Full access raised floors.

Terms

The accommodation is available on a new full repairing and insuring lease direct from the landlord on terms to be agreed.

Annual Rental

£18.50 per sq ft per annum, exclusive. The annual rent will be payable quarterly in advance.

Business Rates

Rates payable currently £8.55 per sq ft.

Service Charge

The landlord levies a service charge for the upkeep and maintenance of the common parts of the building. Further details from the agent.

Viewing & further Information

Strictly by prior appointment through the joint agents.

**Michael
Rogers**

David Smith
Michael Rogers
david.smith@michaelrogers.co.uk
01737 230700

Hurst Warne
01737 852222
www.hurstwarne.co.uk

Peter Connolly
Hurst Warne
peter.c@hurstwarne.co.uk
01737 852222
07710 625972

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website
www.hurstwarne.co.uk



7845_HW_REDHILL/RH1 ISS/06.09

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

Misrepresentation Act: Hurst Warne and their joint Agents, where applicable, for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole part of an offer or contract; (ii) the agents cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of the agents has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT in addition; and (v) the agents will not be liable in negligence or otherwise, for any loss arising from the use of these particulars. Code of Practice for Commercial Leases - The Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through the website www.commercialleasecode.co.uk

Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

323 Kingston Road, Leatherhead,
Surrey KT22 7TU
T 01372 360190 F 01372 360211
E leatherhead@hurstwarne.co.uk

161 Fleet Road, Fleet,
Hampshire GU51 3PD
T 01252 816061 F 01252 816062
E fleet@hurstwarne.co.uk

Abbey House, 25 Clarendon Road,
Redhill, Surrey RH1 1QZ
T 01737 852222 F 01737 852101
E redhill@hurstwarne.co.uk