

REDHILL TOWN CENTRE MODERN OFFICE ACCOMMODATION WITH PARKING

2,699 SQ FT (251 SQ M)

www.hurstwarne.co.uk



RED LINE INDICATES SUBJECT BUILDING,
NOT PROPOSED DEMISE

Part 2nd Floor, Priory House, 60 Station Road, Redhill, Surrey RH1 1PE

TO LET

- Allocated parking for 8 cars.
- Full accessed raised floors.
- Suspended ceilings with recessed lighting.
- Central heating.

Regulated by RICS



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

Priory House is located in Redhill town centre within the main retail area. The Belfry Shopping Centre nearby provides a variety of stores including Marks & Spencer, Body Shop, W H Smith, Burton and Boots.

A variety of restaurants and fast food outlets available within a short walk of the property. Redhill railway station is within 3 minutes walk and provides regular 30 minute services to London Victoria and London Bridge as well as a direct service to Gatwick Airport, Guildford, Reading, Tonbridge and Brighton.



Description

Priory House is a self contained modern office building which benefits from raised floors, suspended ceilings, gas fired central heating, double glazing, kitchen, WC facilities and allocated parking for 8 cars.

The suite is currently in a mainly open plan with some glass partitioned offices/meeting rooms around the perimeter.

Accommodation

Measured on a net internal basis in accordance with the RICS Code of Measuring Practice 6th Edition, the suite comprises some 2,699 sq ft (250.77 sq m).

Lease Terms

The premises are available by way of a sublease for a maximum term of 5 years subject to a mutual break option in June 2013.

Annual Rent

A quoting rent of £40,000 per annum, exclusive. VAT will be levied on the annual rent if applicable and will be payable quarterly in advance.

Service Charge

A service charge will be levied for all non separately metered utilities, upkeep and maintenance of the communal/external areas and insurance. Further details can be obtained from the agent.

Business Rates

A new business rate assessment will be applied for relevant to the subject suite in due course. Further information available from the agent.

Legal Costs

Each party to bear their own legal costs with regards to the proposed transaction.

Viewing & Further Information

Strictly by appointment with the sole letting agent.

Nic Pocknall
nic@hurstwarne.co.uk
 01372 360190
 07770 416219

Mark Leah
mark@hurstwarne.co.uk
 01737 852222
 07769 973371

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



8504_HW_/REDHILL/05.10

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