

REGENT HOUSE

1-3 QUEENSWAY
REDHILL
SURREY RH1 1QT

HIGH QUALITY REFURBISHED OFFICE SUITES OF 1,800 & 5,108 SQ FT (167 & 475 SQ M) AVAILABLE TO LET

REGENT HOUSE

regenthouse-redhill.co.uk

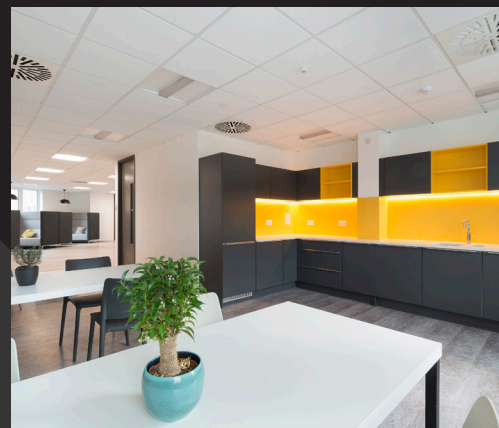
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DESCRIPTION

Regent House comprises a striking purpose built office building totalling 38,629 sq ft arranged over ground and three upper floors. Prominently situated in Redhill town centre, the available suites have been fully refurbished to provide flexible, open plan accommodation offering some of the best modern office space in Redhill.



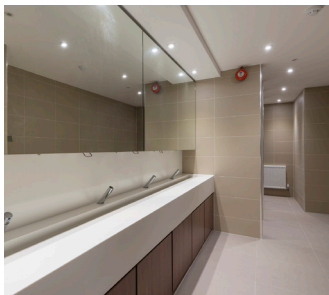
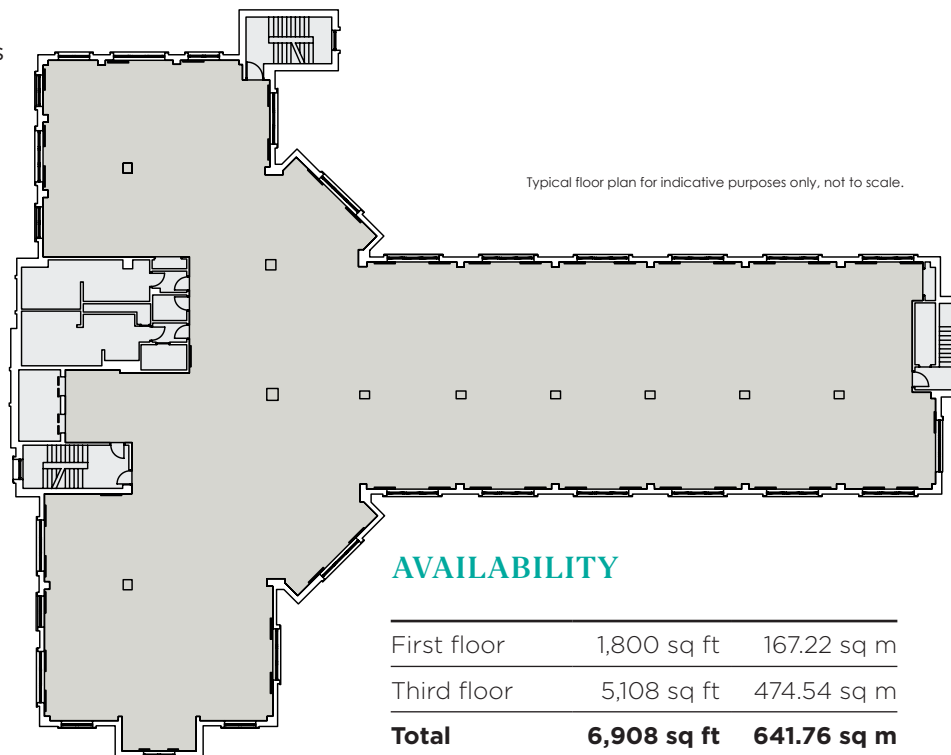
Third floor





SPECIFICATION

- New VRF air-conditioning
- Raised floors
- Suspended ceilings
- Recessed LED lighting
- 2 x 10 person passenger lifts
- Car parking at a ratio of 1:292 sq ft
- Fully refurbished WC's
- Manned reception
- Cycle storage and shower facilities
- EPC - B



AVAILABILITY

First floor	1,800 sq ft	167.22 sq m
Third floor	5,108 sq ft	474.54 sq m
Total	6,908 sq ft	641.76 sq m

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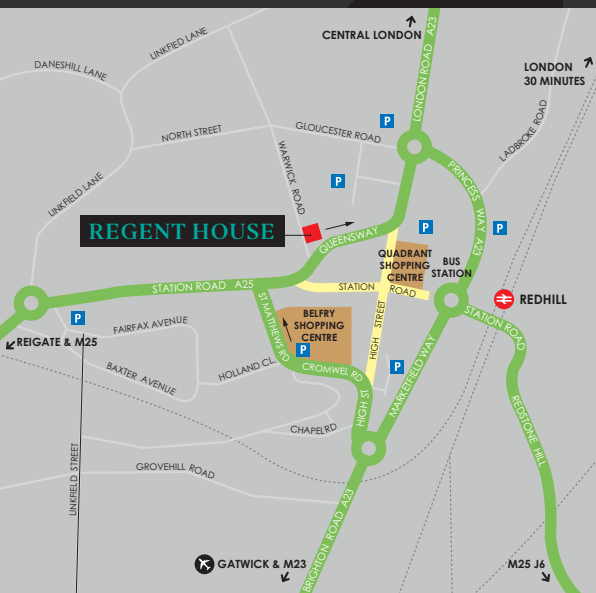
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LOCATION

Regent House is well located in the heart of Redhill town centre 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 established business location in the southern M25 area with major occupiers located in the town including Santander, Axa Insurance, Travelers Insurance, Total Oil & Gas amongst others.



TERMS

Upon application.

VIEWING

Strictly through the sole letting agents.

Misrepresentation Act 1967: Hurst Warne for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Hurst Warne nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. February 2020.



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