



## GROSVENOR HOUSE

65 - 71 LONDON ROAD, REDHILL RH1 1LQ

HIGH QUALITY FLEXIBLE OFFICE SPACE

11,700 - 41,042 SQ FT (1,087 - 3,813 SQ M)





## Headquarters office building benefiting from **excellent transport connectivity** and **nearby amenities**

### A GREAT BUSINESS LOCATION

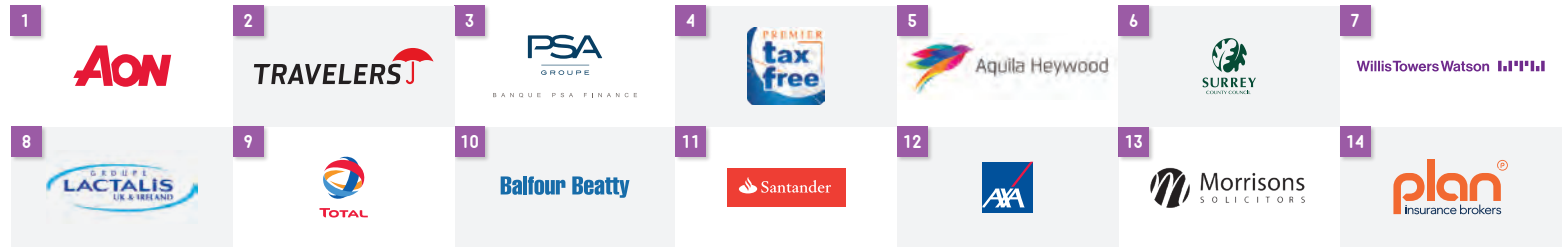
Grosvenor House occupies a highly prominent position in the town centre overlooking the recently improved Memorial Park, which has undergone a £1.4m transformation. All the amenities are within easy walking distance, including the mainline station, the Belfry Shopping Centre and a number of restaurants and coffee shops.



Close to **excellent amenities** and **communications**



YOU'RE IN GOOD COMPANY WITH OTHER LOCAL BUSINESS OCCUPIERS



REDHILL REGENERATION PROJECTS

- 1 Memorial Park
- 2 Sainsbury's and Travelodge
- 3 Waitrose
- 4 Redhill Train Station
- 5 Station Corner
- 6 Marketfield Way



## DISTANCES BY ROAD

	Distance
Redhill Mainline Station	300 metres
M25 J8	2 miles
Gatwick Airport	7 miles
Crawley	11 miles
Croydon	11 miles
Central London	20 miles
Heathrow Airport	28 miles

## TRAVEL TIMES BY RAIL

5 minute walk to Redhill train station

	Duration	Trains per Hour
Crawley	7 mins	5
Gatwick Airport	7 mins	5
East Croydon	11 mins	7
Three Bridges	13 mins	6
Clapham Junction	22 mins	6
London Victoria	30 mins	6
London Bridge	33 mins	3



A wide range of **transport connections** on your doorstep

Redhill is approximately 24 miles south of Central London and only 7 miles from Gatwick Airport. It is well located for the motorway network within approximately 2 miles of the M25 (J8) while the M23 is only 7 miles off the M25 at J7.

The mainline station provides a fast and frequent service to London Victoria & London Bridge (fastest travel time approx 28 & 33 mins respectively) and Gatwick Airport is approximately 7 minutes. There is also an East/West service to Guildford and Reading.

The property is in a prominent position in the town centre overlooking the recently improved Memorial Park and within easy walking distance of all amenities including the mainline station and The Belfry Shopping Centre and numerous restaurants and coffee shops.

There are a number of new private and public development projects that will enhance the town centre, including a new Sainsbury's, Travelodge, Railway Station, Waitrose and Cinema.

**REDHILL IS A MAJOR BUSINESS LOCATION, WITHIN 2 MILES OF THE M25, WITH FAST AND REGULAR TRAIN SERVICES TO CENTRAL LONDON AND GATWICK AIRPORT.**

**7** Miles TO LONDON GATWICK AIRPORT



**0** Miles OVERLOOKING THE MEMORIAL PARK



**2** Miles TO J8 OF THE M25



**2** Minutes WALK TO THE SHOPS

**5** Minutes WALK TO REDHILL TRAIN STATION



**6** New local DEVELOPMENT PROJECTS UNDERWAY

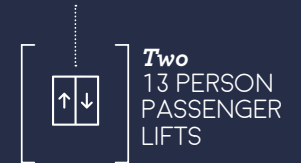




Receive a warm welcome in the **newly refurbished** reception area

### OVERVIEW

- High quality flexible offices
- Large floor plates from 11,700 to 17,060 sq ft
- Floors are split easily to accommodate most size requirements from 4,000 sq ft



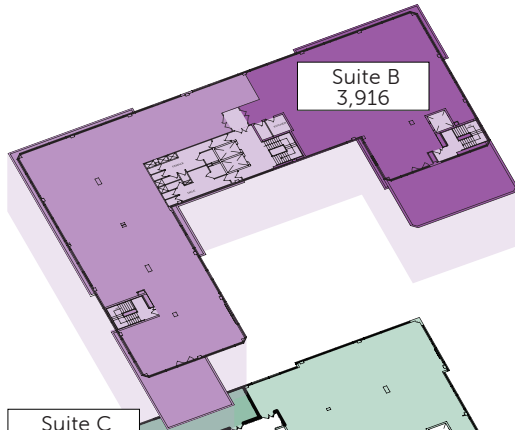
### SPECIFICATION

- VRV air conditioning
- Suspended ceilings
- Recessed LG3 lighting
- Male & female WC's on all floors
- 145 on site car parking spaces (1:350 sq ft)
- Raised floors
- Two 13 person passenger lifts and a goods lift
- Building manager
- 24 hour access
- On-site shower facilities
- Cycle parking and locker area

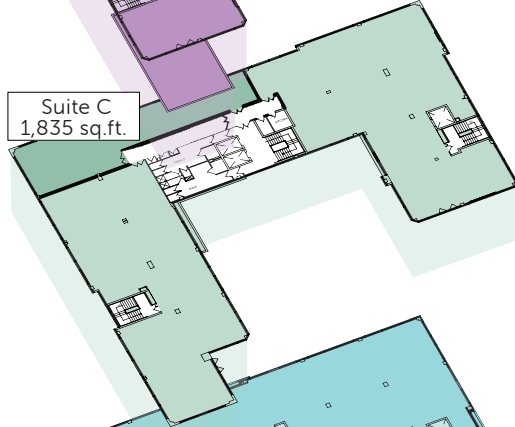




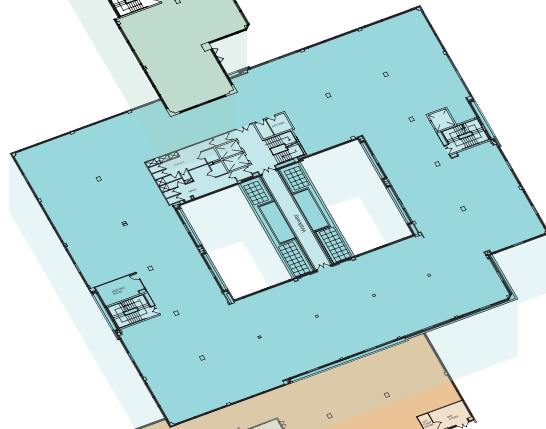
THIRD FLOOR  
SUITE A - LET



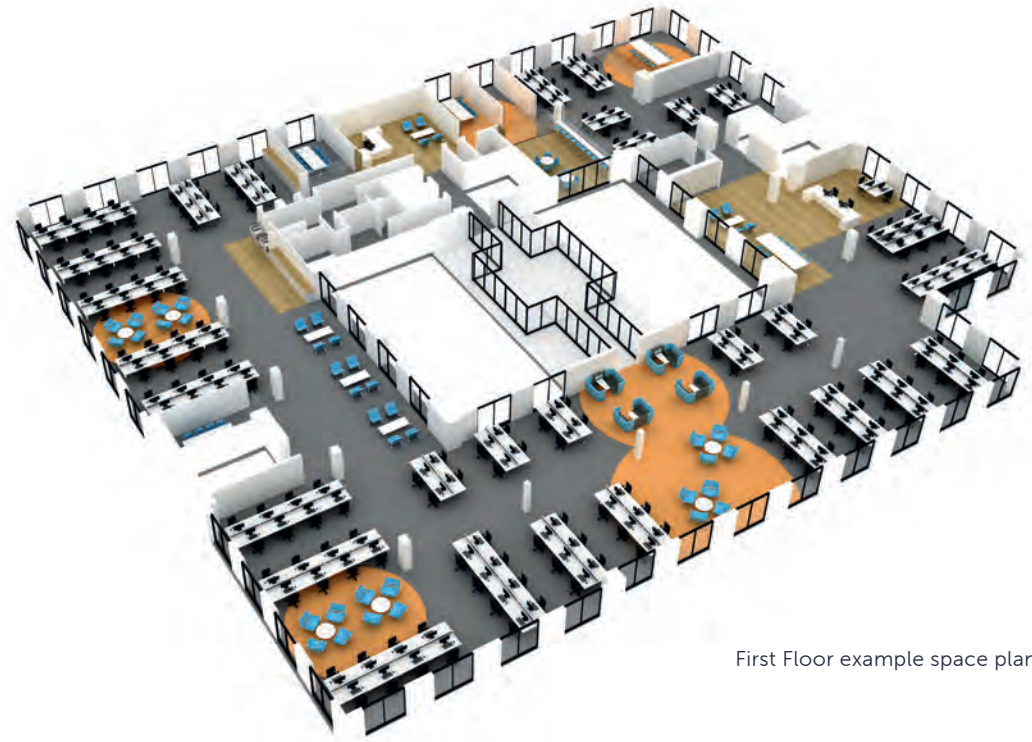
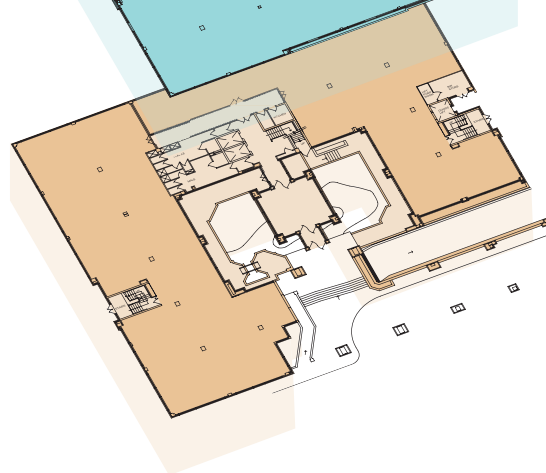
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



First Floor example space plan

The bright, refurbished and **flexible office** space can be tailored around your business needs.

### ACCOMMODATION

The property has the following net internal floor areas;

	Sq ft	Sq m
Third Floor Suite B	3,916	364
Second Floor	1,835	170
<b>Total</b>	<b>44,958</b>	<b>4,177</b>

### RENT

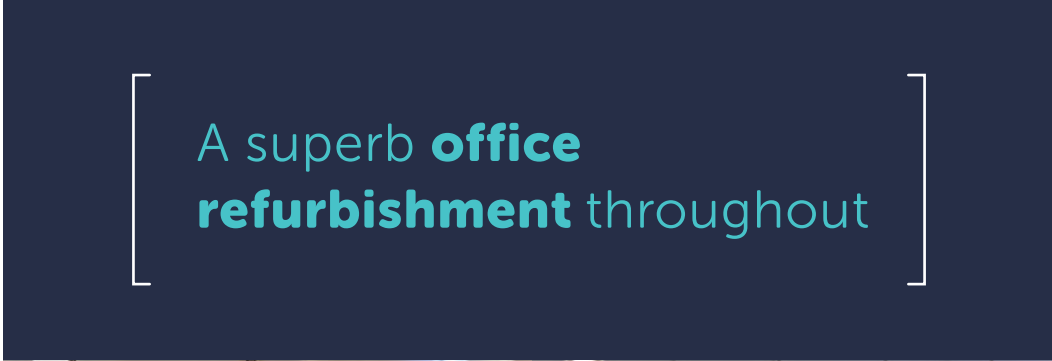
Upon application.

### EPC

EPC rating C-56.

### RATES

On application.



# IF YOU NEED SPACE TO OPERATE YOUR BUSINESS – MAKE IT OUR BUSINESS TO FIND YOU THAT SPACE.

## DEDICATED AND EXPERIENCED COMMERCIAL PROPERTY EXPERTS

Orbit Developments is the commercial division of The Emerson Group and was established in 1971 by Peter Emerson Jones. Since then the company has grown to be one of the country's largest private commercial property developers and investment management companies, operating in the North West and South East of England and the USA with an extensive portfolio of over 250 buildings across 7.5 million sq ft.

## A PROFESSIONAL APPROACH

The Managing Director of Orbit Developments, Tony Jones, heads up an experienced team that manages a seamless provision of all services direct to our clients. In the UK alone we have just under 3 million sq ft of office space to rent and we pride ourselves in providing high quality offices to let.

## LARGE PROPERTY PORTFOLIO

Our Orbit Southern team provide offices to let in the South East of England, including offices to let in Redhill, Brentford, Egham, and directly opposite Heathrow Airport.

The Orbit Southern portfolio totals circa 450,000 sq ft and consists of 32 commercial buildings across 12 sites located throughout the south-east of England, all within easy access of the M25.

## OUR CUSTOMERS ALWAYS COME FIRST

We aim to meet the individual requirements of our clients by working together to adapt our properties to suit specific requests and create tailored packages.

We have a dedicated in-house facilities management team who are responsible for the day to day management of the portfolio and liaison with our clients. Our larger multi let buildings and business parks have building managers working within the facilities management team who are based on site providing immediate client facing support.

**Orbit**  
**Southern**  
A MEMBER OF THE EMERSON GROUP



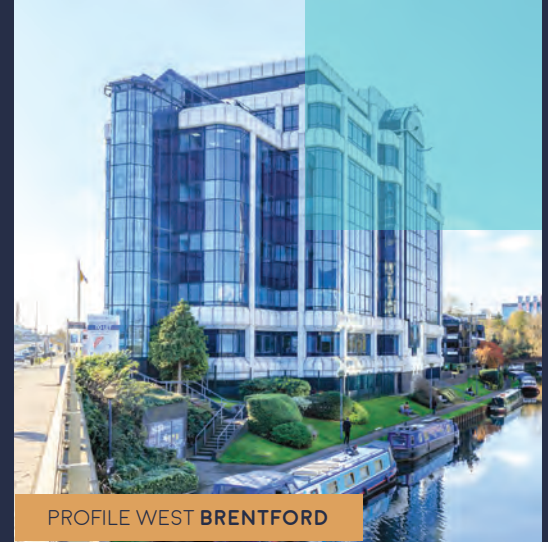
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PROFILE WEST BRENTFORD



BRENTSIDE PARK BRENTFORD



HEATHROW BOULEVARD WEST DRAYTON



## VAT

VAT will be chargeable on the rent and service charge.

## LEGAL COSTS

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

## TERMS

The property is available in floors or part floors on new equivalent full repairing and insuring leases direct from the landlord.

## FURTHER INFORMATION

For further information please contact the joint sole agents:

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[WWW.GROSVENOR-REDHILL.CO.UK](http://WWW.GROSVENOR-REDHILL.CO.UK)

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