



SERVICED OFFICES

ROBERT DENHOLM HOUSE, BLETCHINGLEY ROAD,
NUTFIELD, SURREY, RH1 4HW

FOR LEASE

Includes: Rent, Rates, Service Charge, Building Insurance, Utilities and more.

A variety of offices ranging from **40 sqft - 728 sqft.**

Set within the impressive Robert Denholm House, these characterful serviced offices provide flexible, fully supported workspace in a unique 27-acre setting. Combining period surroundings with modern business facilities, the accommodation benefits from office furniture, high-speed internet, free parking, 24/7 access, reception services and a range of shared facilities.

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PROPERTY



FEATURES



Staffed Reception



Showers & Toilets



Costa Coffee & Snack Bar



Dog Friendly



Office Furniture



On-site Parking & CCTV



IT set-up by our Team



Facilities Management

Stephen Campbell

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SUITE F2

£4,200 per Quarter

228 sq ft | Up to 5 Desks



Extending to approximately 228 sq ft (21.18 sq m), Suite F2 provides comfortable office accommodation for up to five desks. Suited to a small or growing business looking for a professional serviced office with the wider facilities of Robert Denholm House.

SUITE S1

£5,500 per Quarter

246 sq ft | Up to 10 Desks

Suite S1 is approximately 246 sq ft (22.85 sq m) and can accommodate up to ten desks. The office will be re-carpeted and redecorated following the existing tenant's departure, providing incoming occupiers with freshly presented accommodation.

Image for illustrative purposes only



*Alternative units may be available, enquire to find out more.

MEETING ROOMS

3 Meeting Rooms Available

Suitable for 6 - 50 people

Flexible room layouts

AV facilities

Robert Denholm House offers a choice of flexible meeting spaces suitable for small meetings through to larger conferences and training sessions. Rooms are available to both resident businesses and external visitors, with flexible booking options to suit one-off meetings or regular requirements.

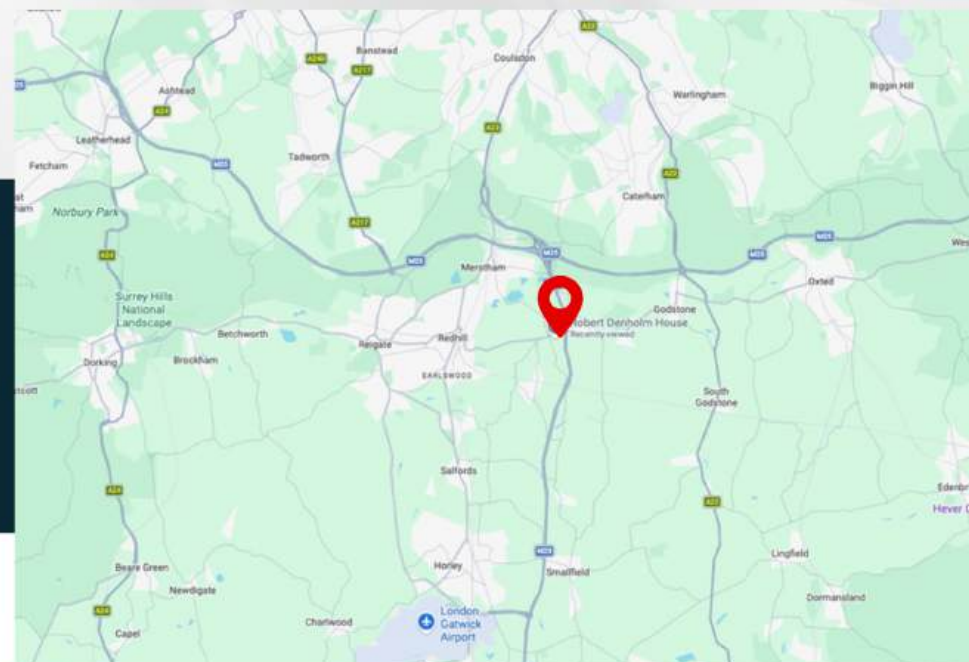
Tenants are billed at the end of each month for meeting room hire and any other services they utilise.



LOCATION

Robert Denholm House is situated on Bletchingley Road in Nutfield, Surrey, with convenient access to the A25, M23 and M25. Redhill and Merstham mainline stations are both within approximately three miles, providing connections towards London, Brighton and Gatwick. The property also benefits from extensive free on-site parking, making it particularly accessible for staff and visitors travelling by car.

Redhill Station	- 2.5 miles
M23 (Junction 9)	- 6 miles
M25 (Junction 6)	- 3 miles
Gatwick Airport	- 7 miles



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