

# FILETURN HOUSE, BRIGHTON ROAD, REDHILL, SURREY RH1 6QZ



## SELF-CONTAINED OFFICE BUILDING – TO LET

1,116 – 12,543 sq ft (1,165.29 sq m)

### Location

Redhill is located 24 miles south of Central London and 6 miles north of Gatwick Airport with access to the M25 via J6 (Godstone) or J8 (Reigate). The train station provides regular services to central London with a journey time of approx. 30 minutes, and there are direct services to Gatwick Airport, Guildford, Reading and Brighton.

### Description

Fileturn House comprises a detached purpose built, three storey office building which is prominently situated fronting Brighton Road (A23) to the south side of the Town Centre. The property has been fitted out to a high standard including a corporate quality board room and contemporary kitchen and break out area.

### Accommodation (approx IPMS 3)

	SQ FT	SQM
Reception	666	61.83
Ground Floor	3,719	345.51
First Floor	4,093	380.28
Second Floor	4,065	377.66
<b>Total</b>	<b>12,543</b>	<b>1165.29</b>

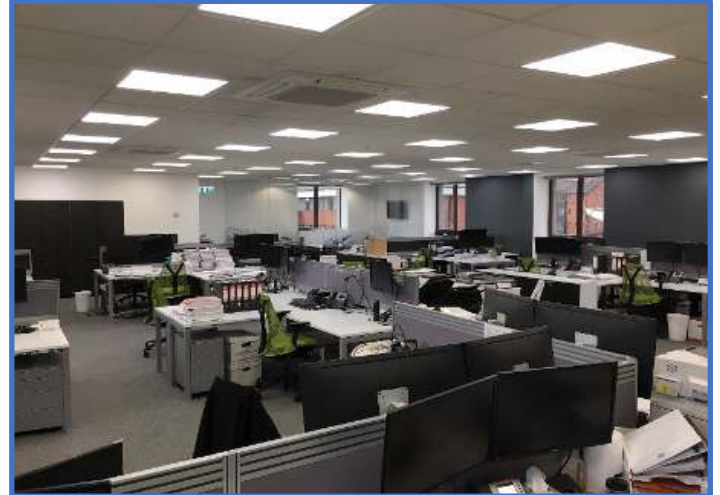
### Key Benefits

- ✓ Air conditioned throughout
- ✓ Raised access floors
- ✓ LED lighting & suspended ceilings
- ✓ Lift access to all floors
- ✓ Kitchen facilities on each floor
- ✓ Male, female & disabled WCs
- ✓ 47 car parking spaces
- ✓ Shower facilities



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## Location & Site Plans



## Quoting Rent

£24.00 per sq ft

## Terms

The building is available on a new lease on terms to be agreed either as a whole, on a wing by wing basis or floor by floor basis.

## Rates

The property is currently assessed as a number of separate suites. A re-assessment as a whole or separate floors may therefore be required.

## Legal Costs

Each party is to bear their own legal costs.

## EPC

B39 – valid until 23.02.2030

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