

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
Total	12,543	1165.29

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

Omnibus, Lesbourne Road, Reigate, Surrey RH2 7LD

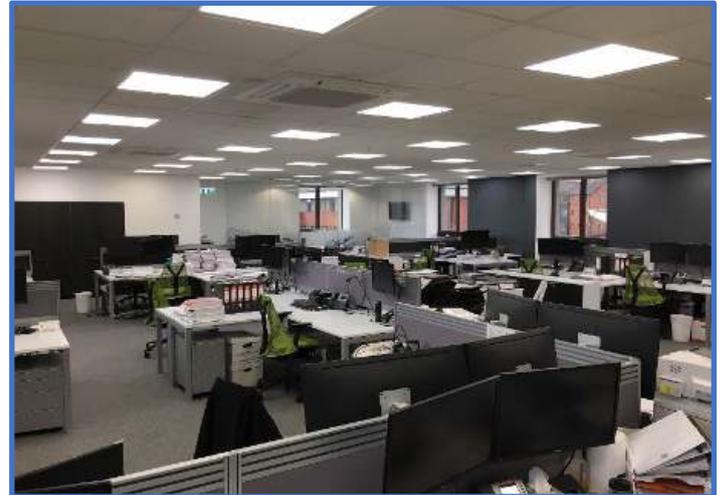
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Location & Site Plans



Legal Costs

Each party is to bear their own legal costs.

EPC

B39 – valid until 23.02.2030

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.

For further information contact:

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June 2020



