

REDHILL TOWN CENTRE
OUTSTANDING VALUE FOR MONEY
FLEXIBLE OFFICE SUITES
AVAILABLE ON FULLY INCLUSIVE
TERMS FROM 12 MONTHS

700 – 3,937 SQ FT (65 – 366 SQ M) APPROX NET



Knowles House, High Street, Redhill, Surrey RH1 1RT
To Let

- Central heating & comfort cooling.
- Full access raised floors.
- Suspended ceilings & Cat 2 lighting.
- On site parking.

www.hurstwarne.co.uk



Location map

To view a location map go to www.multimap.com and enter postcode RH1 1RT.

Location

Knowles House is located in Redhill town centre within the main retail area. The Belfry Shopping Centre nearby provides a variety of stores including Marks & Spencer, Body Shop, W H Smith, Burton and Boots. There are a variety of restaurants and fast food outlets available within a short walk of the property. Redhill railway station is within 3 minutes walk and provides regular 30 minute services to London Victoria and London Bridge as well as direct services to Gatwick Airport (6 minutes), Guildford, Reading, Tonbridge and Brighton.

Description

Knowles House provides fully refurbished office accommodation which benefits from excellent natural light, comfort cooling, raised floors and on site car parking.

Current Availability

1st Floor	Suite A	700 – 3,703 sq ft	65 – 344 sq m
	Suite C	3,937 sq ft	366 sq m
2nd Floor	Suite B	3,083 sq ft	286 sq m

Lease Terms

The landlord is adopting a flexible approach and is able to offer either annual license agreements on a fully inclusive basis or a conventional effective full repairing and insuring sublease for a term expiring in March 2012.

Annual Rental

£21 per sq ft **INCLUSIVE** of business rates and service charge.

Or £10.00 per sq ft **EXCLUSIVE**.

VAT will be levied on the annual rent.

Business Rates

Rates currently payable are approximately £5.54 per sq ft

Service Charge

The service charge budget for the year ending 30 September 2008 is approximately £4.60 per sq ft.

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

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