

NOW 40% LET



GROSVENOR HOUSE

65 - 71 LONDON ROAD, REDHILL RH1 1LQ

HIGH QUALITY FLEXIBLE OFFICE SPACE

1,835 - 30,800 SQ FT (170.5 - 2,861.5 SQ M)

Receive a warm welcome in the **inviting reception area**



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**

1	AON	1	infineon	1	C&C GROUP	2	TRAVELERS	3	PSA GROUPE	4	planet	5	SURREY	6	Willis Towers Watson
7	GEUPE LACTALIS UK & IRELAND	8	TOTAL	9	Balfour Beatty	10	Santander	11	AVA	12	Morrisons SOLICITORS	13	plan insurance brokers	14	Shawbrook Bank



REDHILL REGENERATION PROJECTS

- 1 Warwick Quadrant (completed)
- 2 Marketfield Way
- 3 Picturehouse
- 4 Redhill Train Station



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, GATWICK AIRPORT, GUILDFORD AND BRIGHTON.

[7] Miles TO LONDON GATWICK AIRPORT

[0] Miles OVERLOOKING THE MEMORIAL PARK

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[2] Miles TO J8 OF THE M25

[2] Miles TO J8 OF THE M25

[2] Minutes WALK TO THE SHOPS

- ↑ Redhill Station
- Bus Station
- The Belfry
- High Street
- The Harlequin
- Redhill Library

[2] Minutes WALK TO THE SHOPS

[5] Minutes WALK TO REDHILL TRAIN STATION



[6] New local DEVELOPMENT PROJECTS UNDERWAY





Tailor Your Perfect Workspace

OVERVIEW

- High quality flexible offices
- Large floor plates from 12,250 to 16,715 sq ft
- Ground floor is split easily to accommodate size requirements from 4,500 sq ft



Two
13 PERSON
PASSENGER
LIFTS



Excellent
PARKING
RATIO 1:350
SQ FT



VRV
AIR
CONDITIONING



Raised
FLOORS

SPECIFICATION

- VRV air conditioning
- Suspended ceilings incorporating recessed lighting
- Male & female WCs on all floors
- 118 on site car parking spaces (1:350 sq ft)
- Raised floors
- Two 13 person passenger lifts
- Building manager
- 24 hour access
- On-site shower facilities
- Cycle parking and locker area

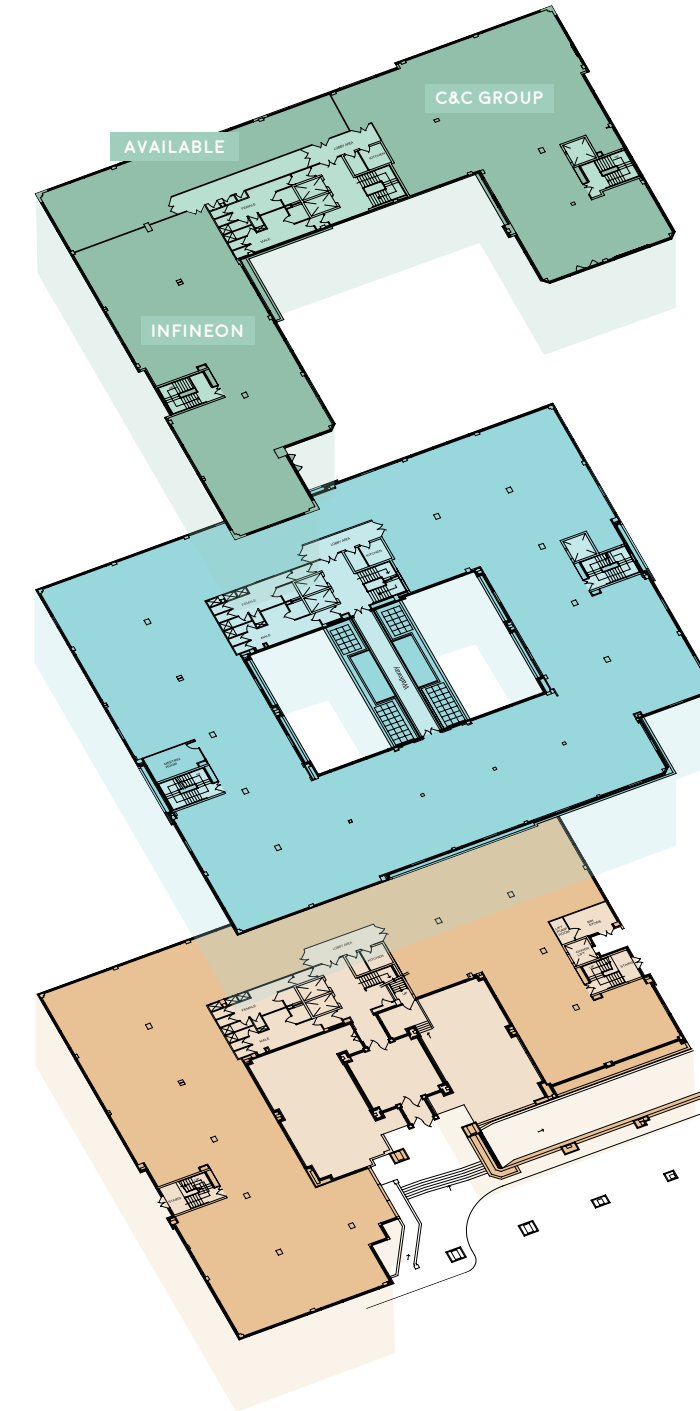


Office space showing current tenant's fit-out

SECOND FLOOR

FIRST FLOOR

GROUND FLOOR



ACCOMMODATION

The property has the following net internal floor areas;

	Sq ft	Sq m
Second Floor	1,835	170.5
First Floor	16,715	1,552.9
Ground Floor	12,250	1,138.1
Total	30,800	2,861.5

Ground floor split available to suit size requirements from **4,500 sq ft**

EPC

EPC rating C-56.



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.

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.

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.

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

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 020 8750 1410



ARENA COURT MAIDENHEAD



BRENTSIDE PARK BRENTFORD



HEATHROW BOULEVARD WEST DRAYTON

A superb **office
refurbishment** throughout





GROSVENOR HOUSE

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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 developer or the joint sole agents

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