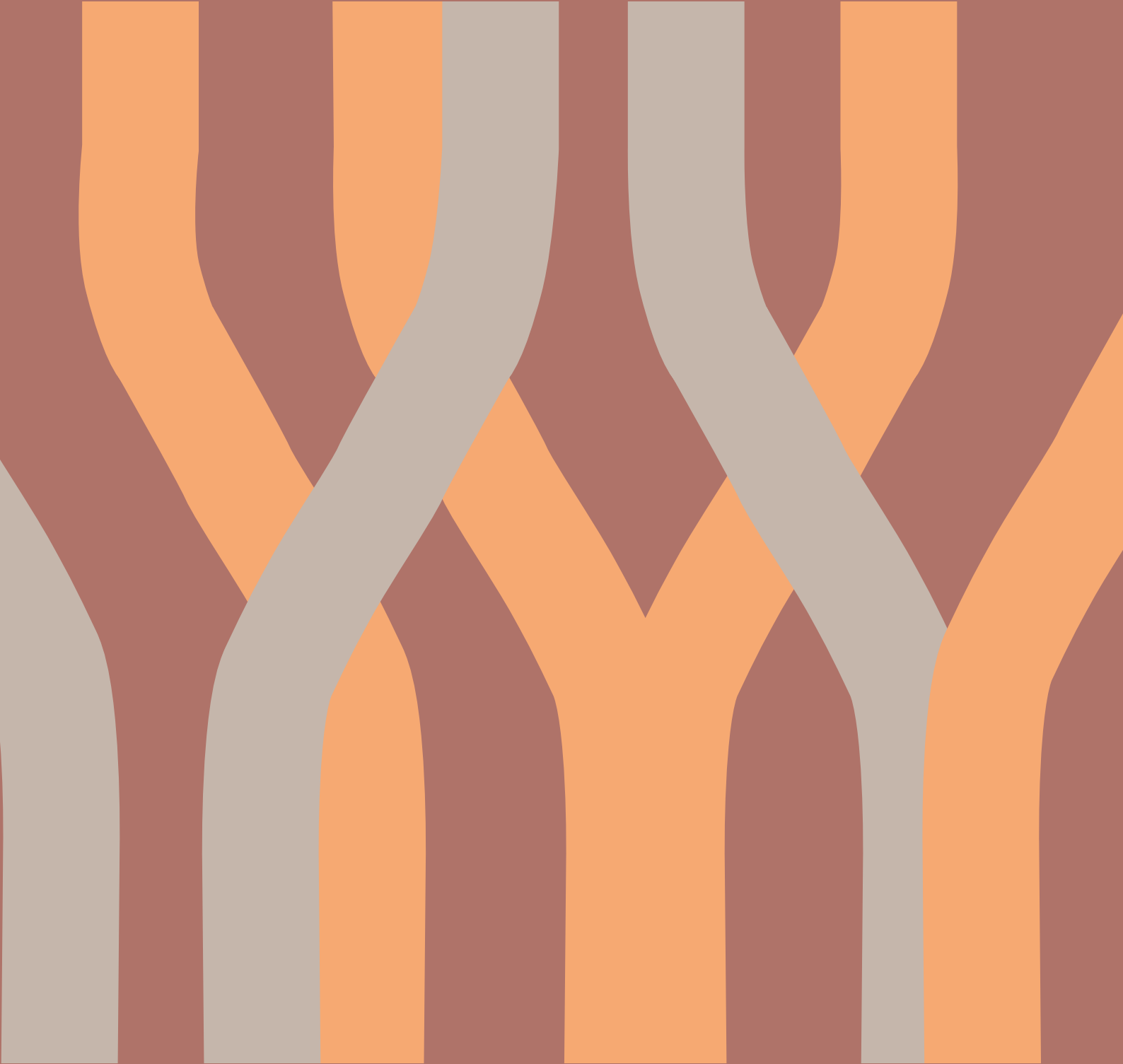


SOMERSET HOUSE

REDHILL RH1 1LU



1,780 – 16,630 sq ft
GRADE A REFURBISHED OFFICES
somersethouse-redhill.co.uk



SOMERSET HOUSE

Somerset House is a modern town centre office building superbly positioned within a five minute walk of the railway station and the High Street. The ground and first floor offices, reception and building amenities have been enhanced and refurbished to provide an exceptional working environment to meet the needs of modern business. Planned external enhancements include new wall finishes and lighting, a green wall and a new contemporary entrance canopy to give the building a real sense of arrival and prominence.



CGI images of planned external enhancements



DONYNGS LEISURE CENTRE

KOOKY APARTMENTS
150 new boutique rental apartments

PURE RESI
Rental apartments

THE RISE DEVELOPMENT
New 6 screen premium cinema

THE BELFRY SHOPPING CENTRE

THE PICTUREHOUSE DEVELOPEMENT

Gatwick Airport
9 mins

REDHILL TRAIN STATION

London Bridge
31 mins

HARLEQUIN THEATRE & CINEMA

THE GYM

TRAVELODGE

SAINSBURY'S



5 min walk

MEMORIAL PARK

GLOUCESTER ROAD CAR PARK
(Permits available)

IN GOOD COMPANY

Redhill is home to many national and international businesses including:



Balfour Beatty



TRAVELERS

BANQUE PSA FINANCE



Santander
CONSUMER FINANCE



AON

WillisTowersWatson

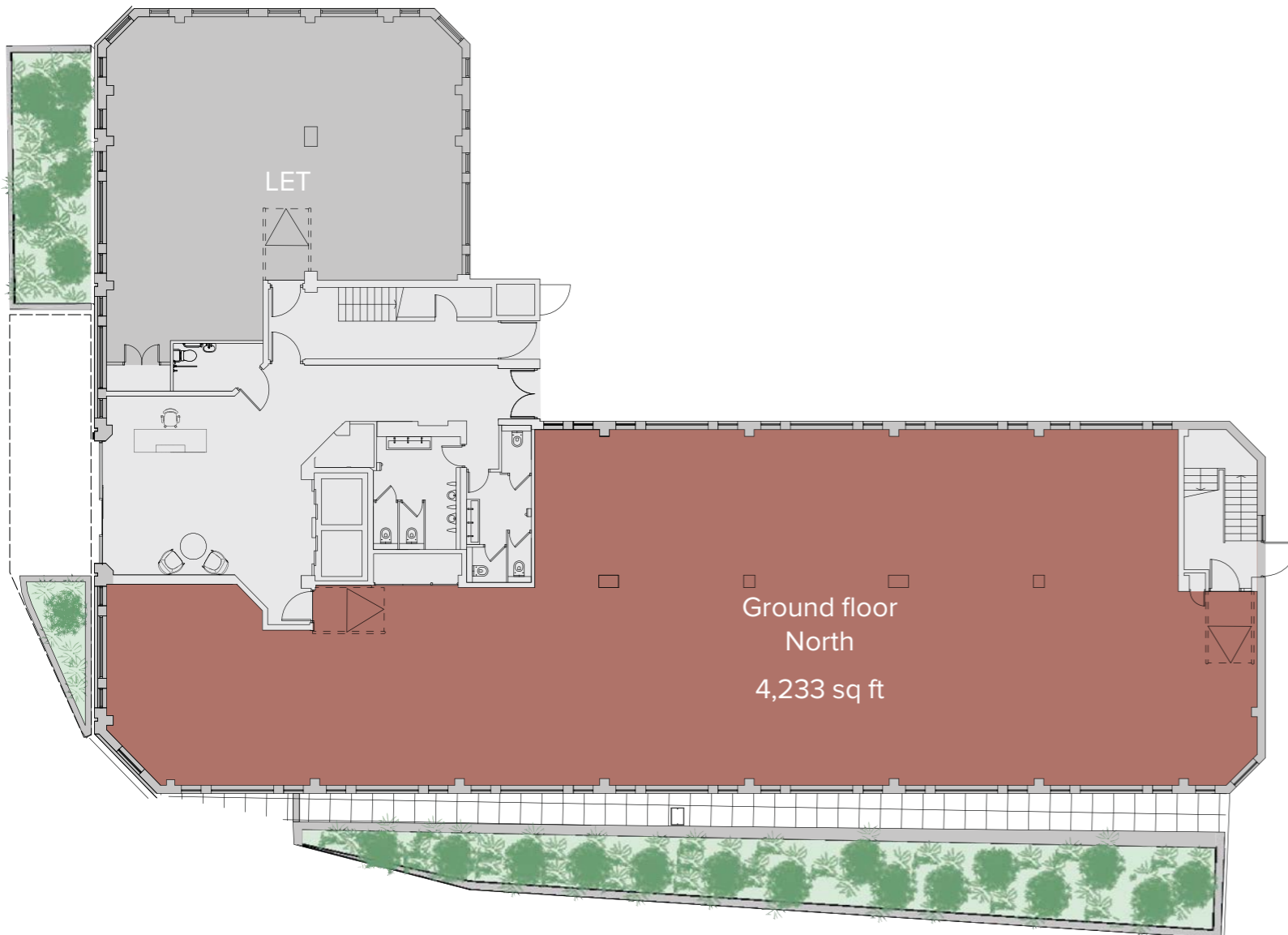


AVAILABLE SPACE

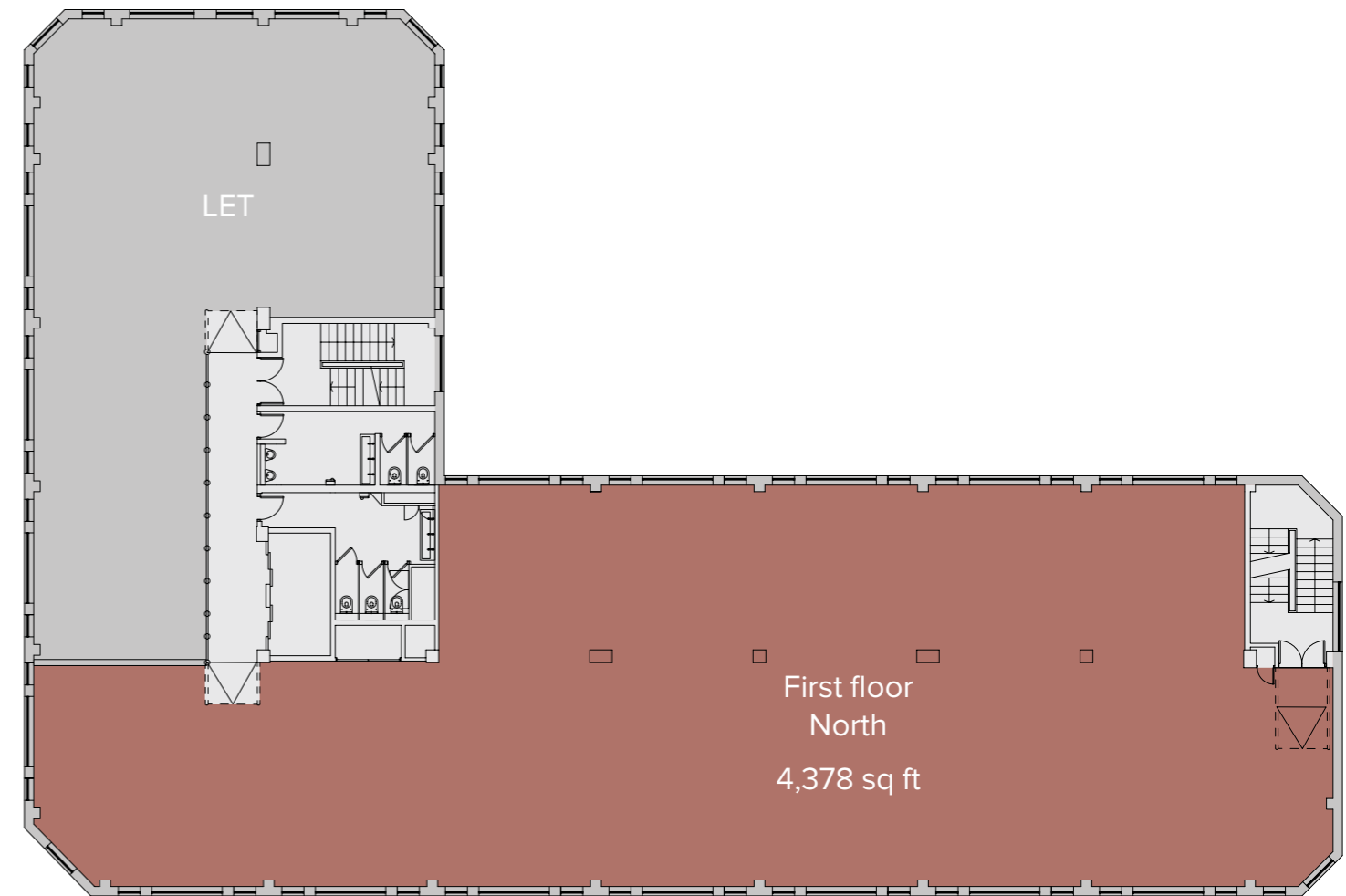
	sq ft	sq m
Third floor	6,239	579.6
Second floor West	1,780	165.4
First floor North	4,378	406.7
Ground floor North	4,233	393.3
Total available space	16,630	1,545.0

Measured on an IPMS3 basis in accordance with the RICS Property Measurement (2nd Edition, Jan 2018) professional statement.

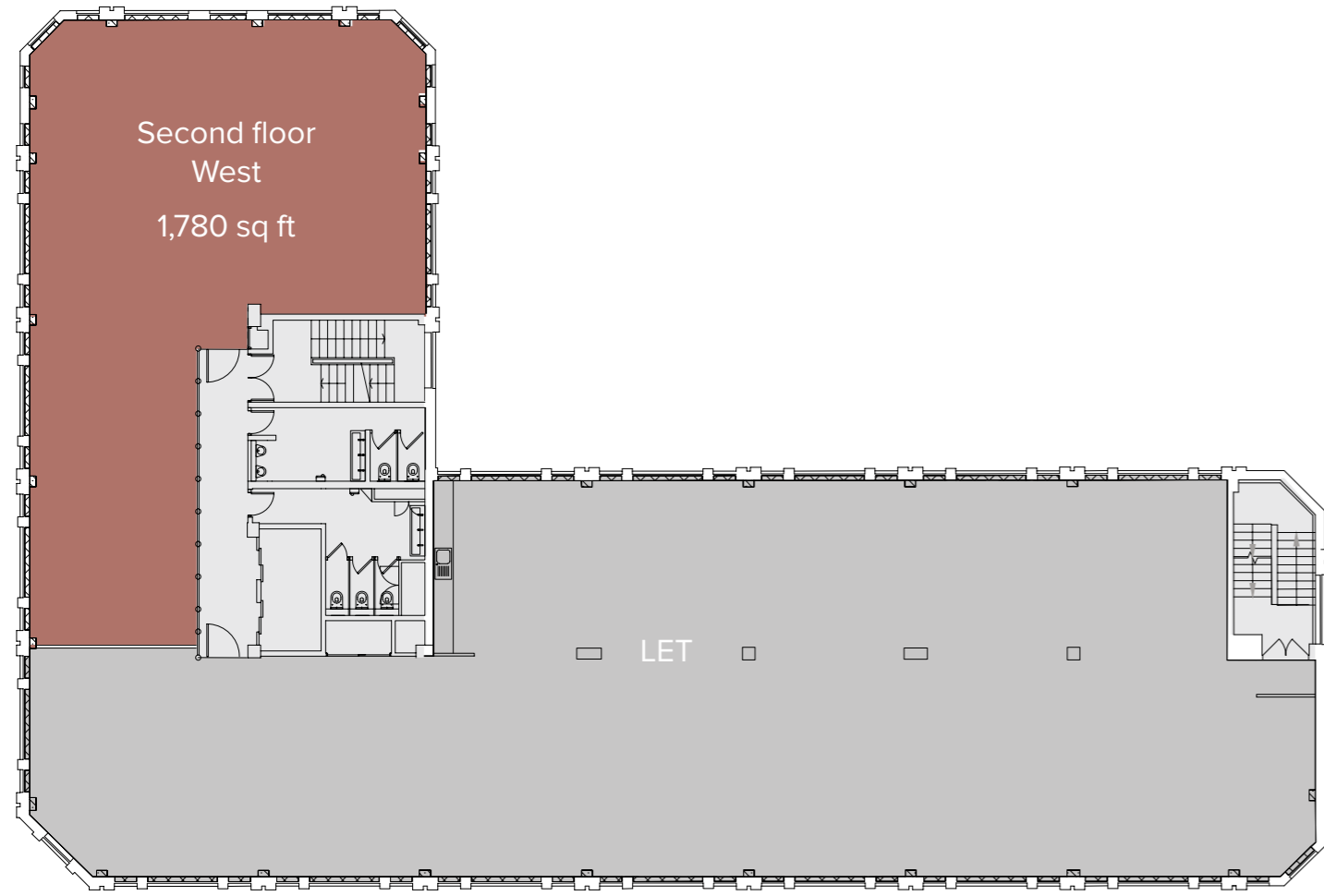
GROUND FLOOR



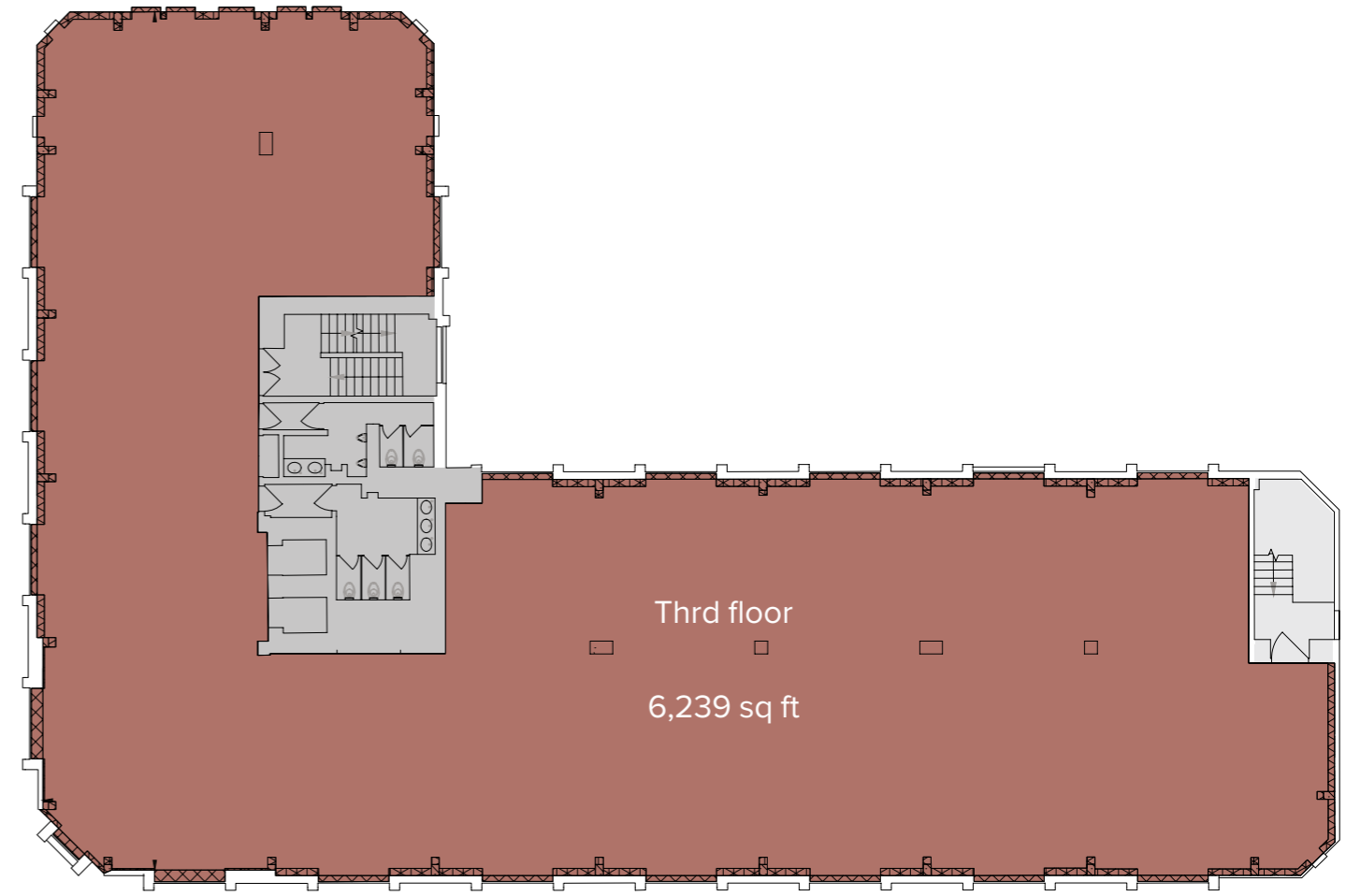
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR












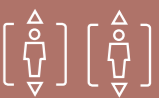


CGI image

GRADE A REFURBISHMENT

The reception area, ground and first floor offices and common parts have been fully refurbished to provide flexible and efficient modern workspace.

The building benefits from new showers and changing rooms with lockers, together with secure underground bike storage.

 NEW LED LIGHTING	 NEW METAL TILE SUSPENDED CEILINGS	 NEW FULL ACCESS RAISED FLOOR	 REMODELLED AND REFITTED WC FACILITIES	 NEW 4 PIPE AIR CONDITIONING SYSTEM	 REMODELLED CONTEMPORARY RECEPTION
 NEW SHOWERS AND CHANGING ROOMS WITH LOCKERS	 SECURE BIKE STORAGE	 ELECTRIC CAR CHARGING POINTS	 34 ON-SITE PARKING SPACES (1:253 SQ FT PARKING RATIO)	 EPC RATING B (46)	 TWO PASSENGER LIFTS



FLEXIBLE AND EFFICIENT
MODERN WORKSPACE





AN ABUNDANCE OF AMENITIES

Somerset House overlooks Memorial Park which offers tennis courts, a fitness trail and refreshments at the modern Pavilion café.

The Belfry shopping centre is just 5 minutes walk from Somerset House and is home to a range of major retailers including Marks & Spencer, Boots, Waterstones and WH Smith, as well as a wide range of independent shops and cafés.

The recent Warwick Quadrant development, opposite Somerset House, provides a Sainsbury's, Argos, a Travelodge Hotel and The Gym.

The nearby Marketfield Way development provides a brand new thriving retail and restaurant quarter with flats, Tesco Express and a multi-screen cinema.



CGI of The Rise, Marketfield Way



The Pavilion Café, Memorial Park



Tennis courts, Memorial Park



Warwick Quadrant



The Belfry Shopping Centre



High Street



Approximate map. Not to scale.



Aerial view: Marketfield Way development



CGI of Marketfield Way retail and restaurant quarter with cinema



CGI of Marketfield Way residential tower



EXCELLENT TRANSPORT LINKS

Redhill is a strategic business location with excellent connectivity, three miles from the M25, half an hour from Central London by train and within nine miles of Gatwick Airport. The town's fantastic transport links ensure it has a large catchment area for employee recruitment.

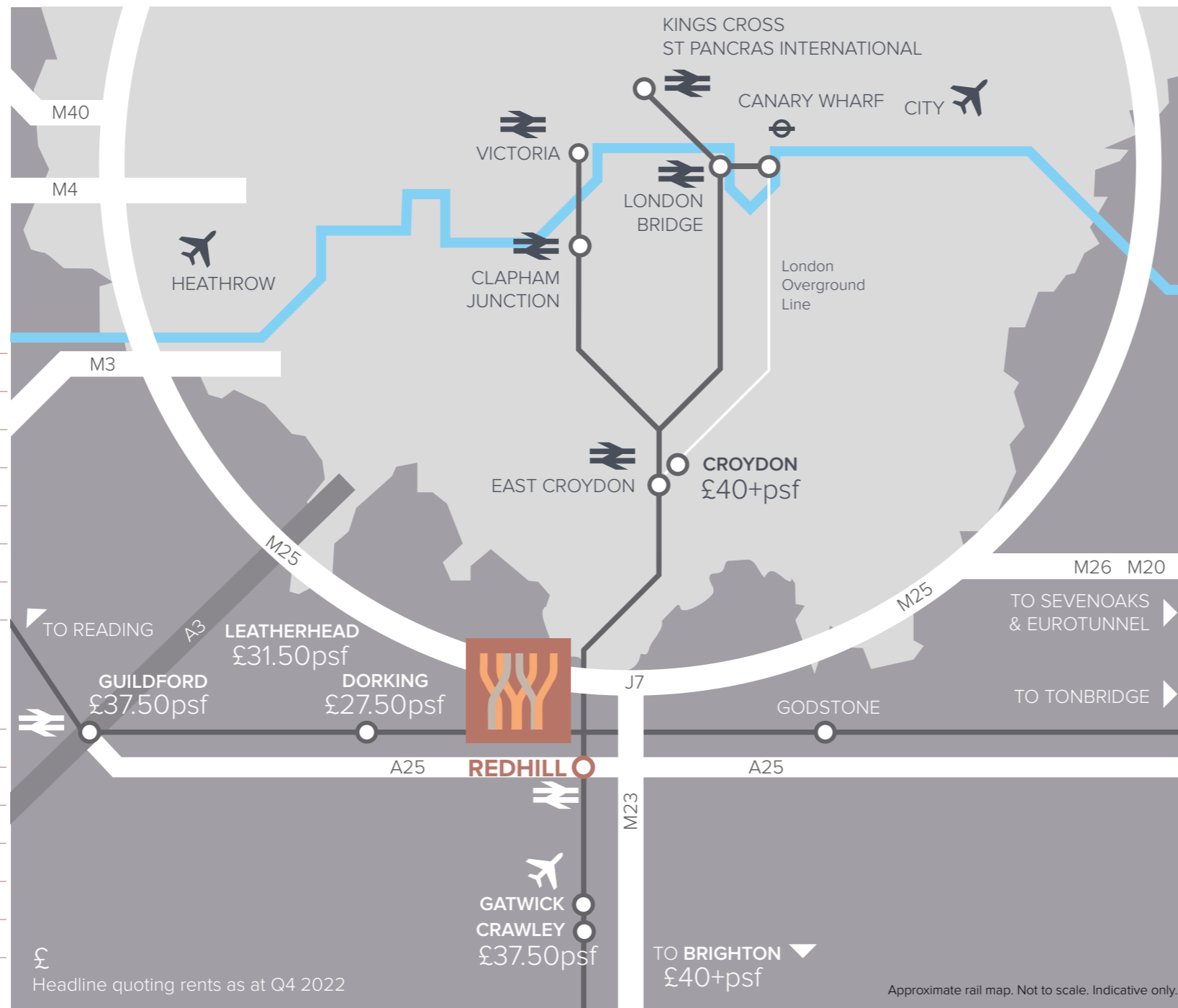
Redhill is a public transport hub at the intersection of the London to Brighton (north/south) and Tonbridge to Reading (east/west) rail lines. Redhill Station is just a five minute walk from Somerset House and Gatwick Airport is only nine minutes away on the regular direct line that passes through Redhill.



Redhill Station



Between Gatwick and Heathrow



TOWN, COUNTRY AND COAST

Somerset House sits within the thriving Surrey town of Redhill, at the foot of the North Downs, within a 31 minute train commute of London.

Surrey offers an excellent quality of life with a mix of towns and villages, a wealth of green belt and open spaces, good motorway access and easy airport access.

The North Downs Way lies to the north of Redhill and runs through an area of outstanding natural beauty offering various outdoor activities.



North Downs Way – a 150 mile scenic trail



Wray Common windmill

Approximate distances and journey times. Source: AA route planner and National Rail enquiries.



CONTACTS



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DISCLAIMER: The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor areas, tenancy details etc and whether the premises are fit for purpose before entering into a contract. All prices and rents are exclusive of VAT and the property is offered subject to contract. December 2023