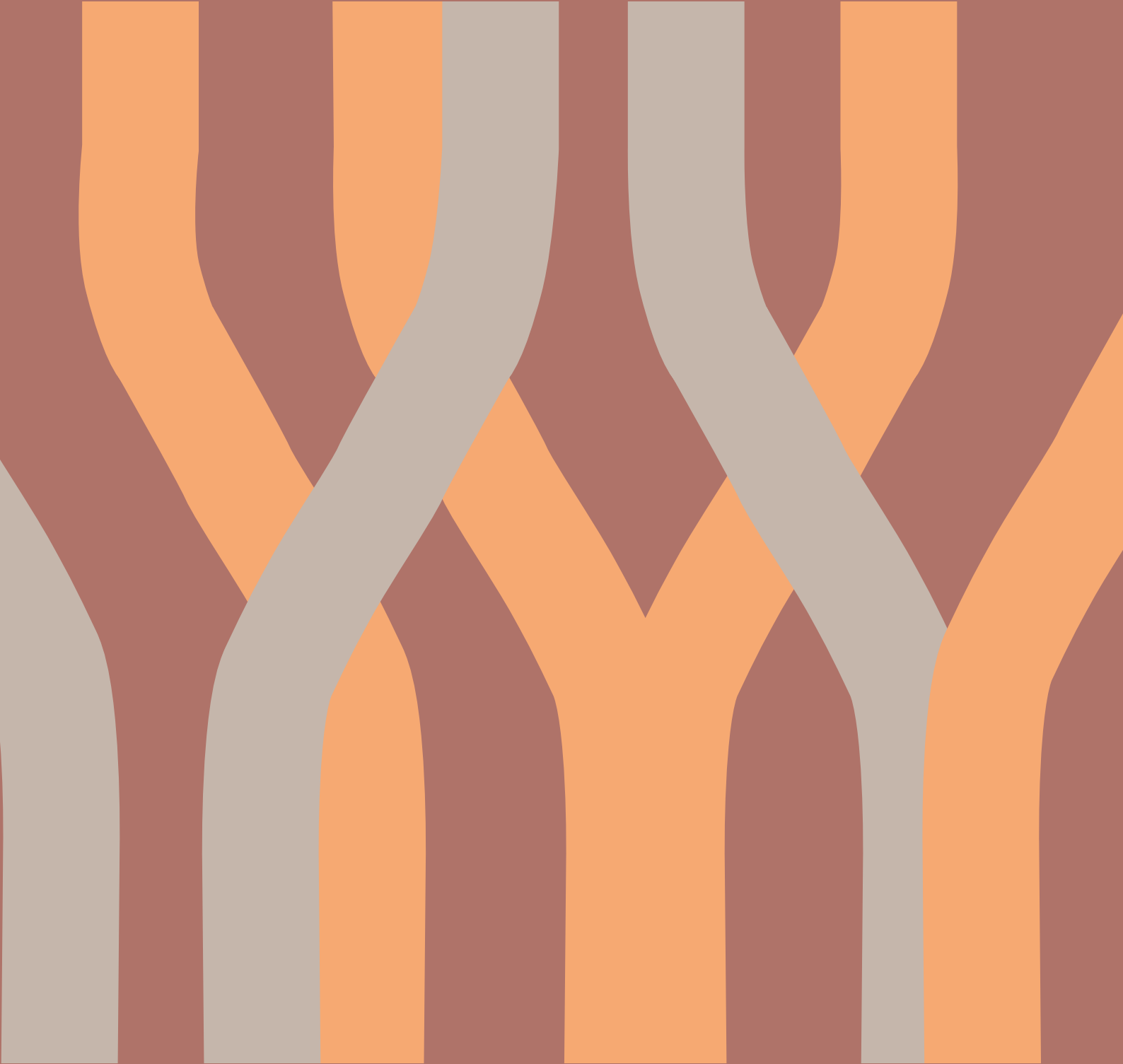


SOMERSET HOUSE

REDHILL RH1 1LU



1,843 – 16,693 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
The Light cinema and entertainment centre

THE BELFRY SHOPPING CENTRE

THE PICTUREHOUSE DEVELOPEMENT

Gatwick Airport
9 mins

REDHILL TRAIN STATION

London Bridge
31 mins

HARLEQUIN THEATRE & CINEMA

TRAVELODGE

SAINSBURY'S

STORIA



5 min walk

GLOUCESTER ROAD CAR PARK
(Permits available)

MEMORIAL PARK

IN GOOD COMPANY

Redhill is home to many national and international businesses including:



Balfour Beatty



TRAVELERS

BANQUE PSA FINANCE



Santander
CONSUMER FINANCE



AON

WillisTowersWatson



FLEXIBLE AND EFFICIENT MODERN WORKSPACE



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



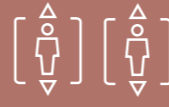
ELECTRIC CAR
CHARGING
POINTS



76 ON-SITE
PARKING SPACES
(1:253 SQ FT
PARKING RATIO)



EPC RATING
B (46)



TWO PASSENGER
LIFTS





GRADE A REFURBISHMENT

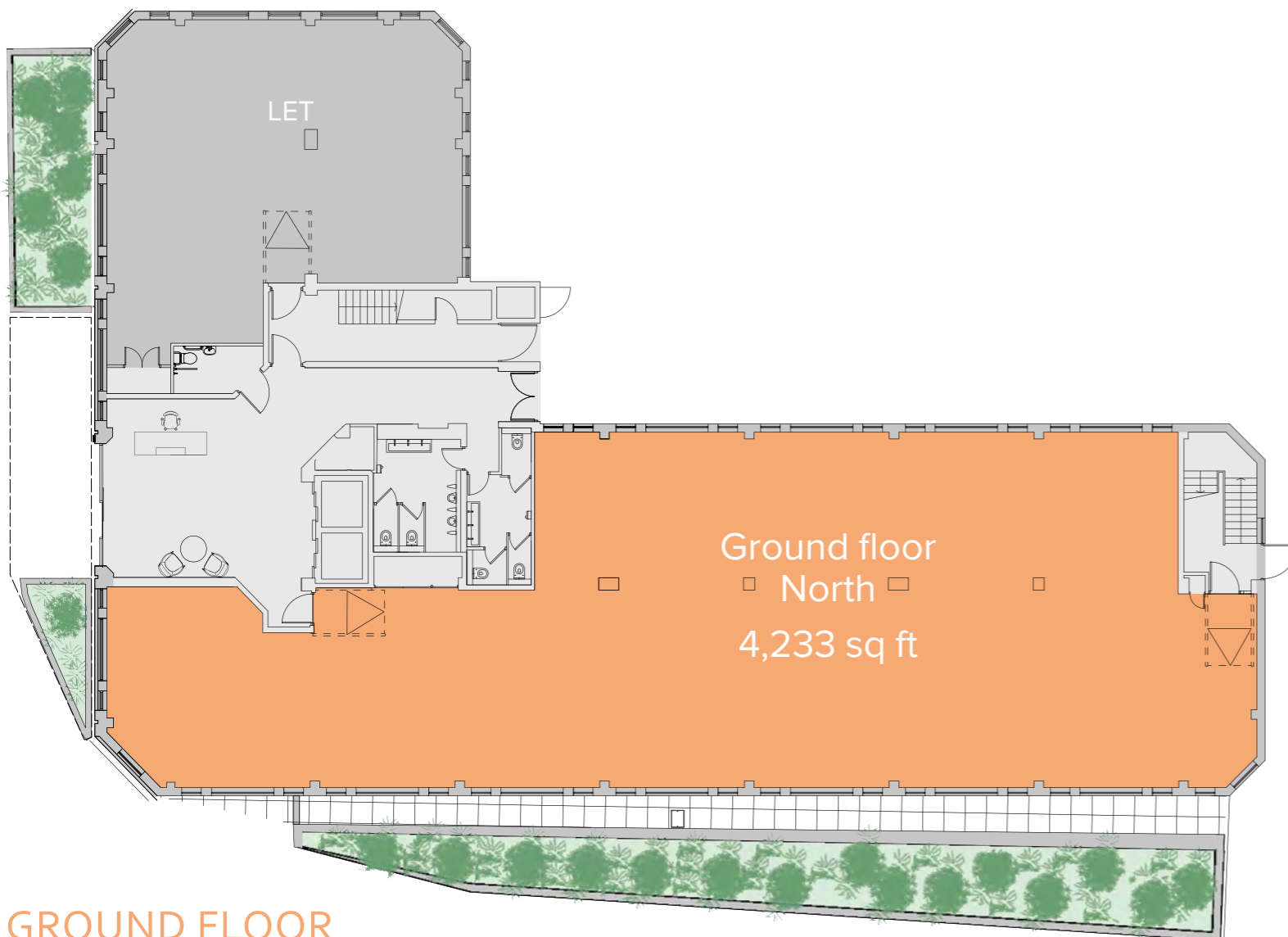
The reception area, ground and first floor offices and common parts have been fully refurbished to provide flexible and efficient modern workspace.

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

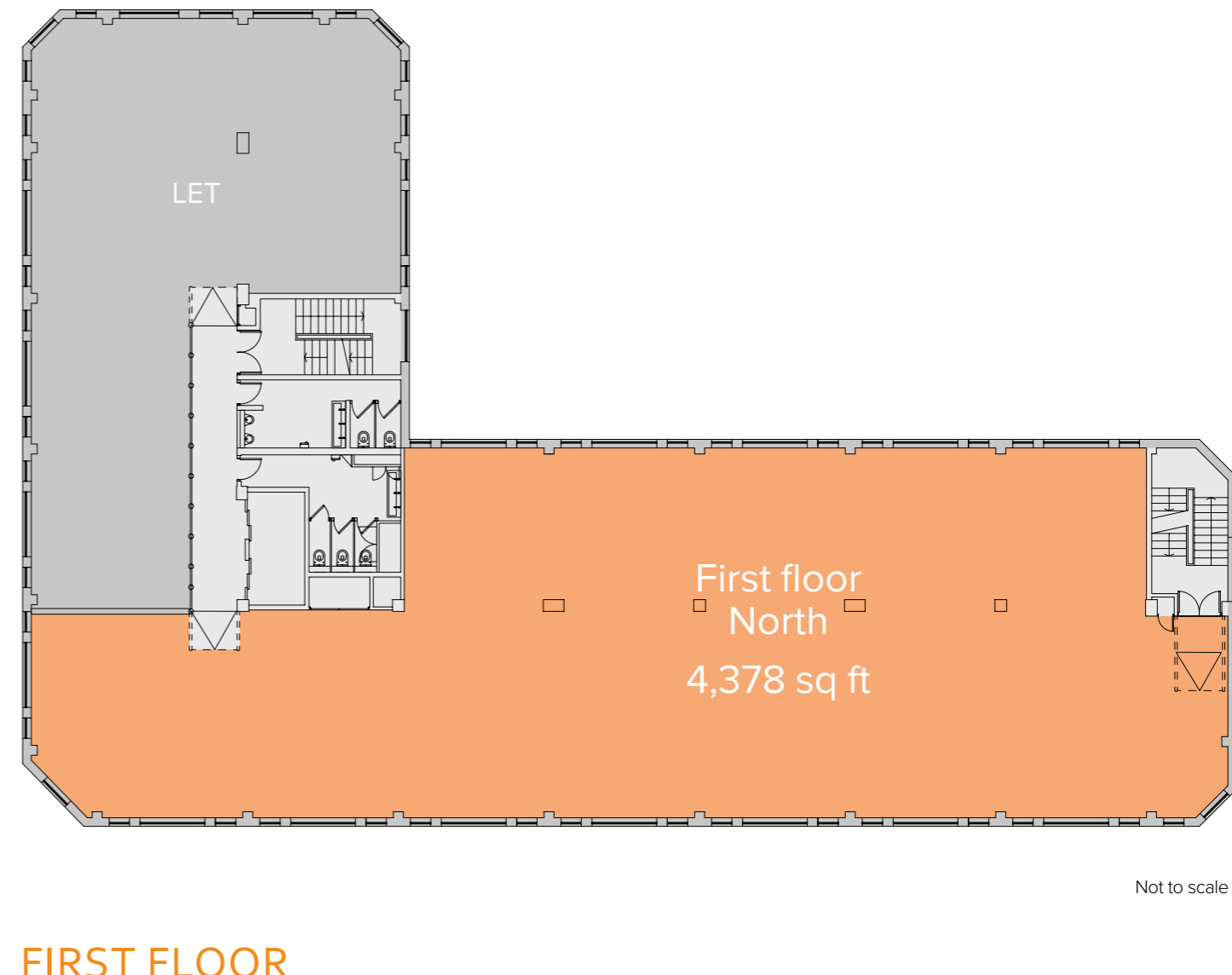
AVAILABLE SPACE

	sq ft	sq m
Third floor	6,239	579.6
Second floor West	1,843	171.2
First floor North	4,378	406.7
Ground floor North	4,233	393.3
Total available space	16,693	1,550.8

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



GROUND FLOOR

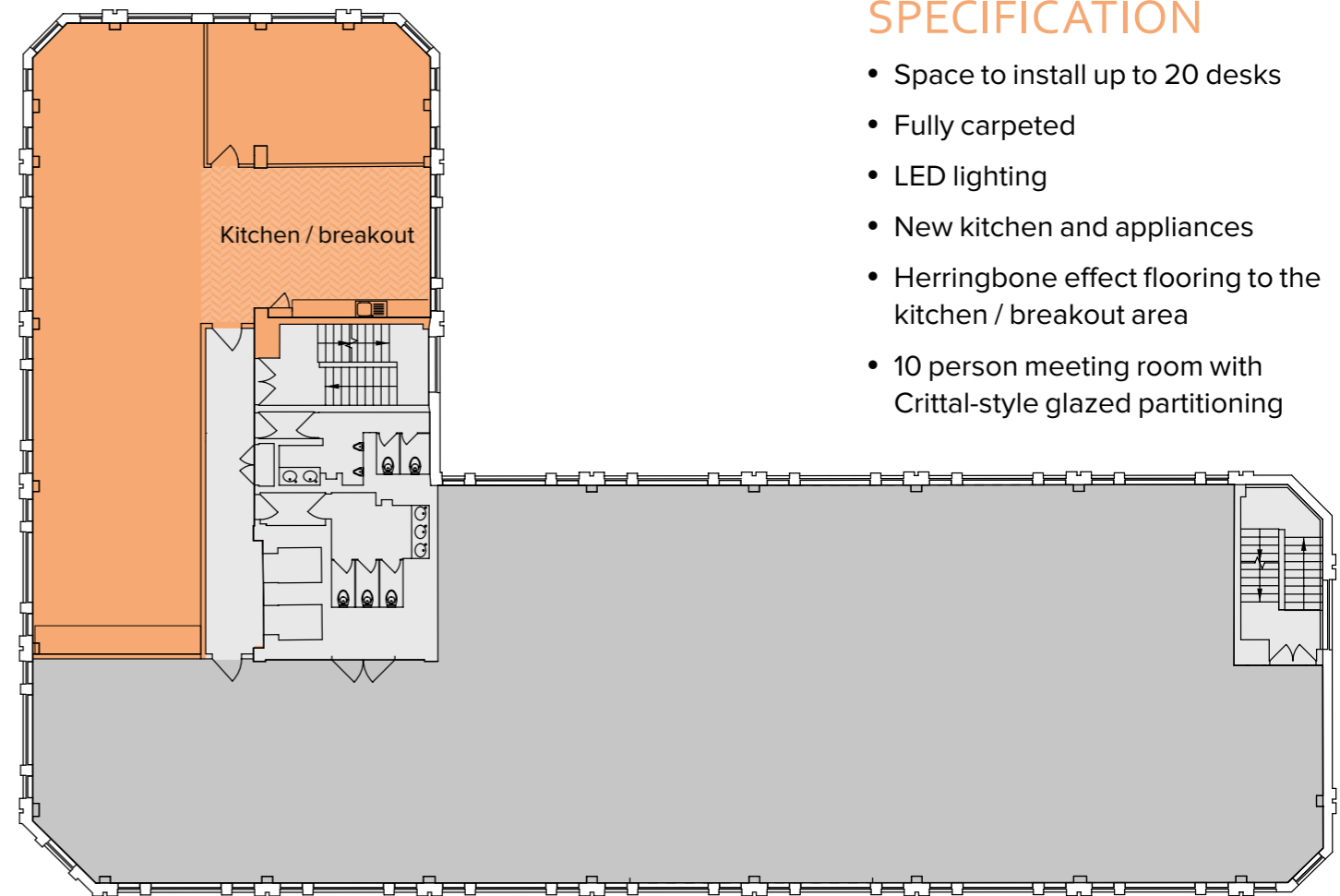


FIRST FLOOR

Not to scale



SECOND FLOOR WEST CAT A+ LITE SUITE OF 1,843 SQ FT



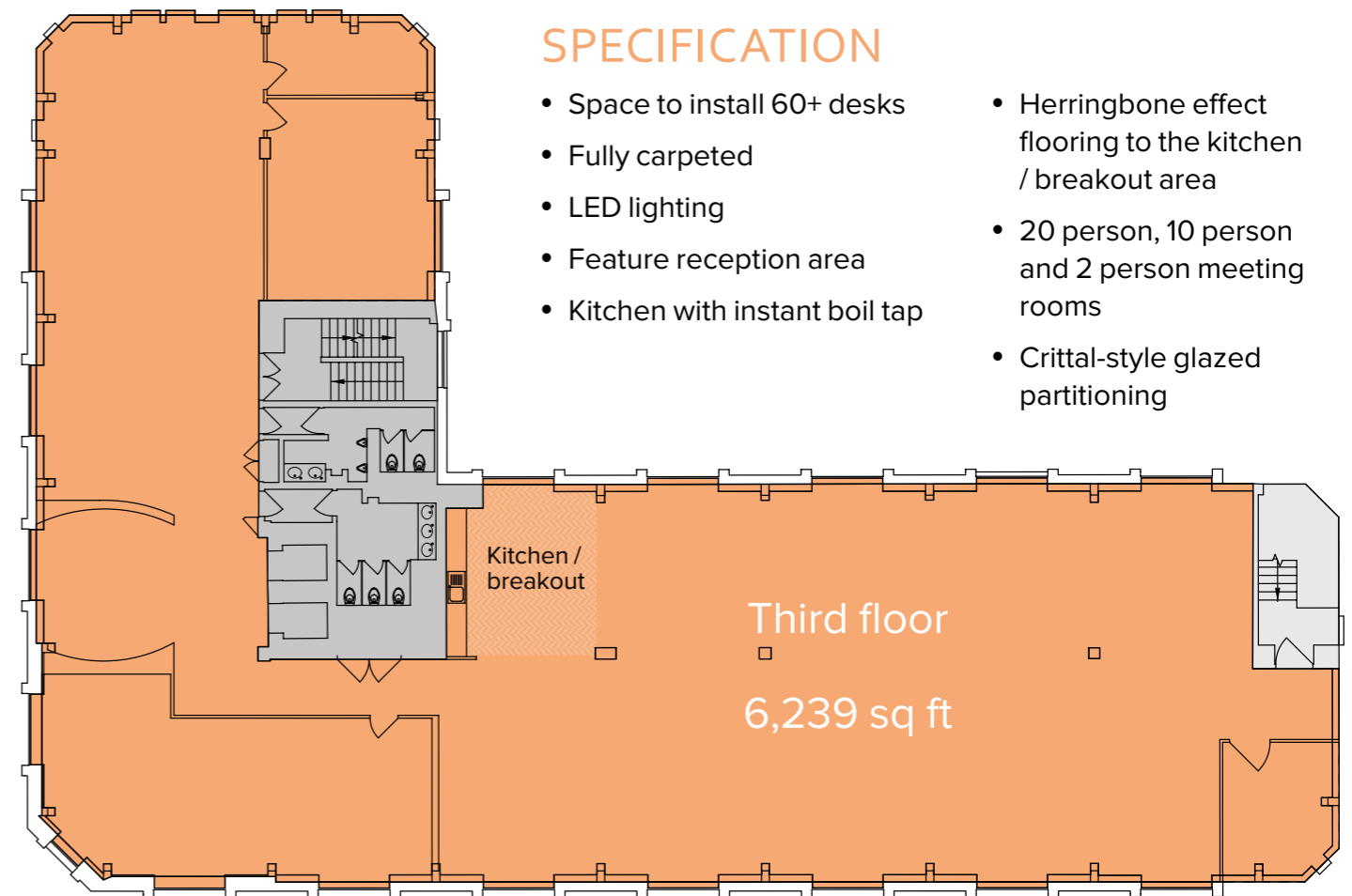
SPECIFICATION

- Space to install up to 20 desks
- Fully carpeted
- LED lighting
- New kitchen and appliances
- Herringbone effect flooring to the kitchen / breakout area
- 10 person meeting room with Crittal-style glazed partitioning

Not to scale



THIRD FLOOR CAT A+ LITE SUITE OF 6,239 SQ FT



Not to scale



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



Warwick Quadrant



Tennis courts, Memorial Park



Storia Restaurant, London Road



The Belfry Shopping Centre



High Street



Approximate map. Not to scale.



Aerial view: Marketfield Way development



Posadero Lounge and Café Bar, High Street



The Light cinema and entertainment centre, The Rise



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.



	Distance (miles)	Time (mins)
Redhill Station	0.25	1
M25 J8	3	15
Gatwick Airport	8	22
Crawley	11	26
Croydon	12	28
Central London	20	63
Heathrow Airport	36	42



	Time (mins)	Trains per hour
Gatwick Airport	9	5
East Croydon	14	6
Clapham Junction	29	6
London Victoria	37	6
London Bridge	31	3-4
Brighton	55	5

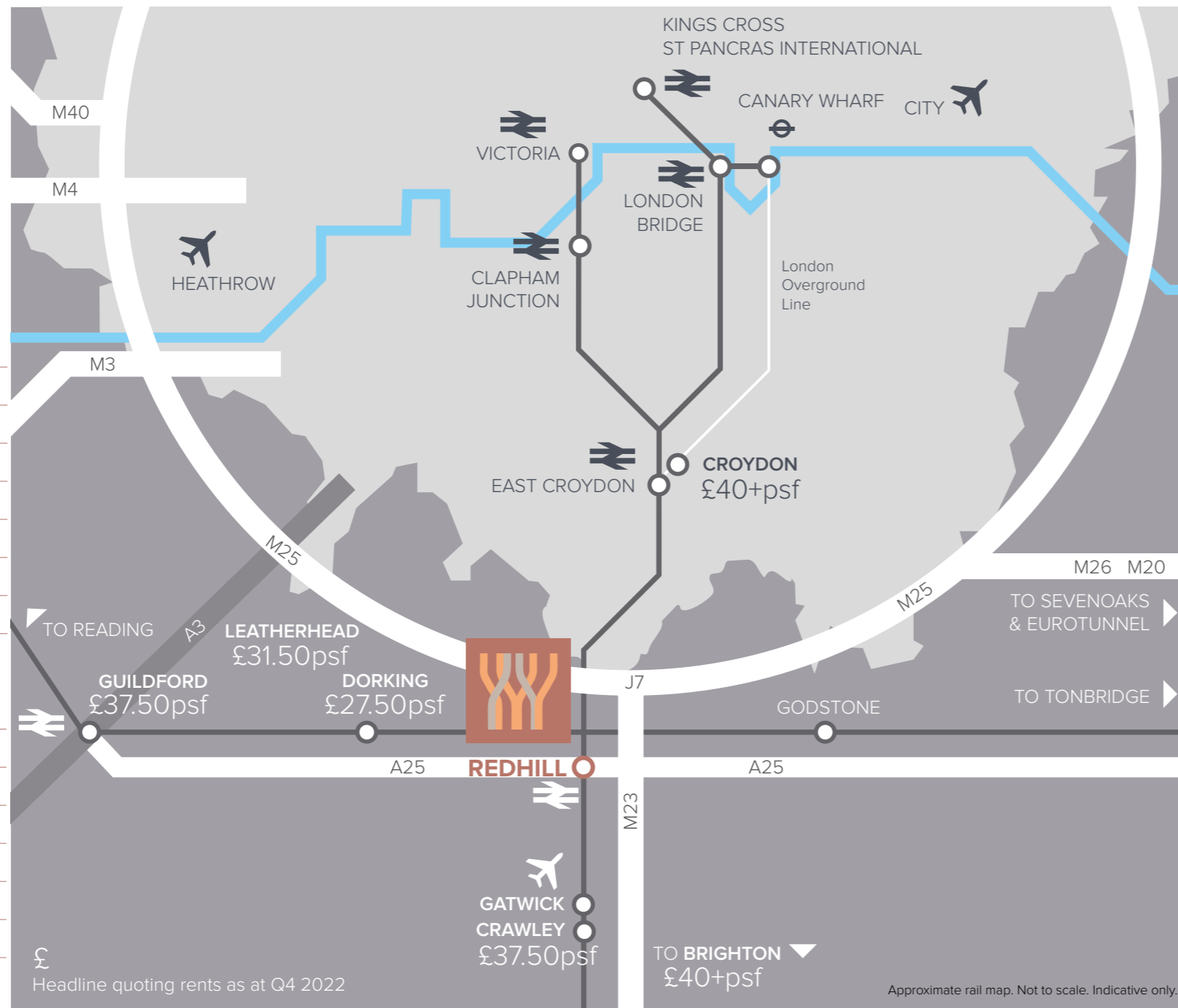
Approximate distances and journey times.
Source: AA route planner and National Rail enquiries.



Redhill Station



Between Gatwick and Heathrow airports



£
Headline quoting rents as at Q4 2022

Approximate rail map. Not to scale. Indicative only.

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



CONTACTS



Matt Walters
matt.walters@altusgroup.com

Tim Hodges
tim.hodges@altusgroup.com



Jack Riley
jack.riley@knightfrank.com

Tom Slater
tom.slater@knightfrank.com

somersehouse-redhill.co.uk

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. August 2024