

Summary

Landmark Office Building - To Let / For Sale

Available Size	26,699 sq ft
Price / Rent	Offer Excess of £8.5m / £725,000 pa
Rateable Value	£575,000
EPC Rating	Has been commissioned, will be available in < 28days

- Central Redhill location
- Located 5 minutes walk from Redhill Train Station
- 26 Minutes train journey to central London, 55 minutes to Brighton
- Immediate area proposed for extensive investment and redevelopment
- Detached office building over six floors (including basement)
- Total 132 car parking spaces (125 within an adjoining multi storey car park held on long leasehold, plus 7 immediately adjoining the building)
- Two existing passenger lifts
- Floor plate depths of 12.8m
- W/C's on each floor
- Air conditioned
- Total NIA: 26,699 sq ft



Location

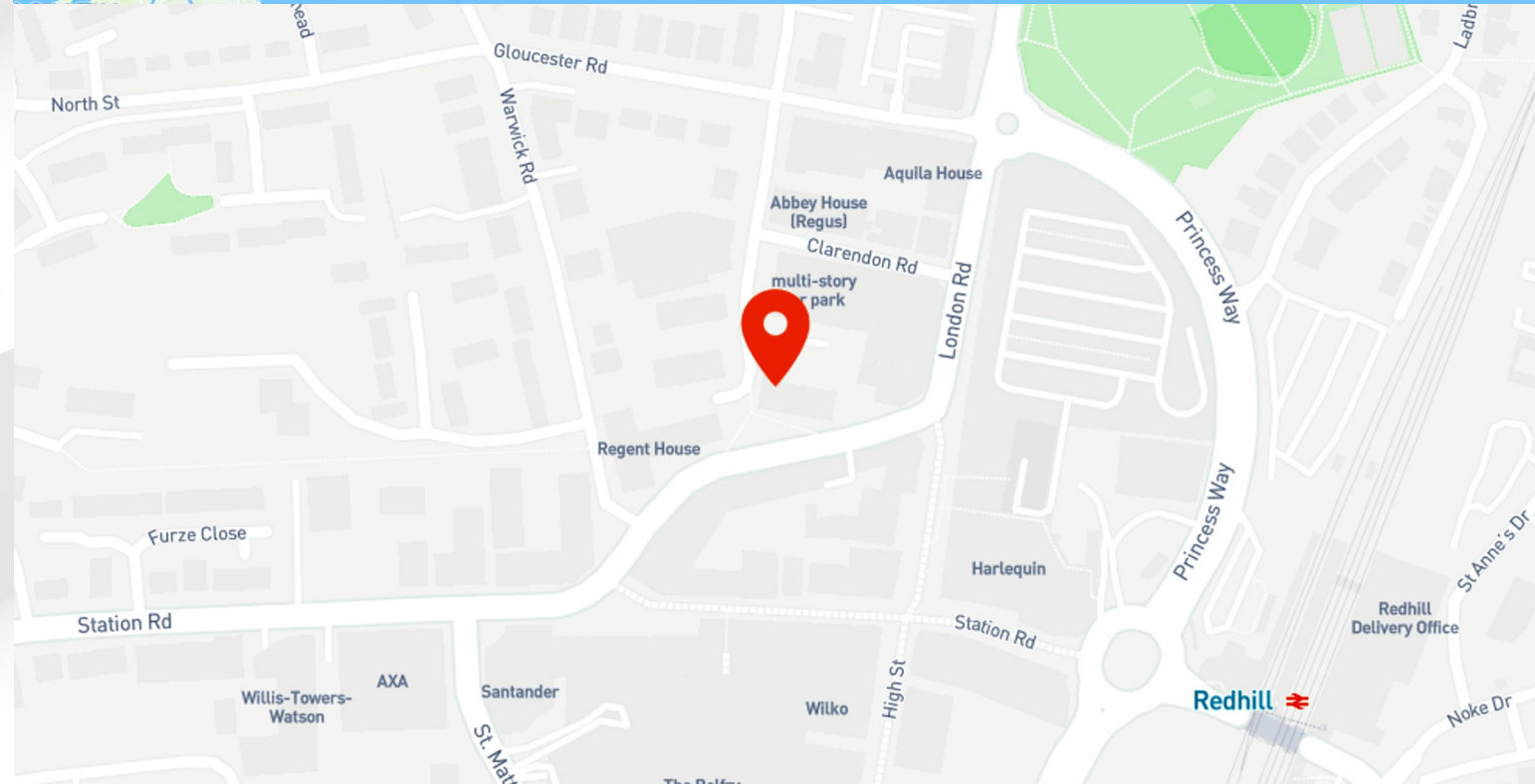


**Consort House, 5-7
Queensway, Redhill, RH1 1YB**

Consort House is located in the heart of the Surrey town of Redhill and the property is within a few minutes walk of Redhill mainline railway station.

Redhill is approximately 24 miles south of London and only 7 miles north of Gatwick Airport and within 2 miles east of Reigate. The town benefits from good communication links via the M23 and M25, with the A25 passing through the town. Redhill mainline railway station, which is only ¼ mile distance, provides fast and frequent service to London Victoria and London Bridge stations. The town itself is subject to extensive redevelopment with the new housing and retail/leisure facilities being provided. Consort House is located in a central town centre location with extensive retail, office and residential uses.

Extensive and ongoing redevelopment of town centre is progressing including around Marketfield with a target of 450 new residential units to be provided in the town centre.





Further Details

Description

The property comprises a substantial detached office building over six floors (including basement). It forms an 'L' shape 1st to 4th floors with undercroft sections at rear of ground and basement levels.

The property is configured with communal areas including two lifts, toilets on each floor with showers and a ground floor front reception.

The offices present well and provided modern suspended ceiling with LED lighting, floor trunking to some floors and all electric heating/cooling system via ceiling vents.

There are 125 car parking spaces within an adjoining multi storey car park and a further 7 spaces immediately adjoining the office building.

Accommodation

We understand the property to have following approximate Net Internal Floor Areas (NIA):

	Sq ft	Sq m
Basement - Offices & Ancillary	2,736	254.18
Ground - Offices	3,193	296.64
1st - Offices	5,202	483.28
2nd - Offices	5,196	482.72
3rd - Offices	5,186	481.80
4th - Offices	5,186	481.80
Total	26,699	2,480.42

Viewings

Strictly via Sole Agents Vail Williams LLP

Terms

The property is available freehold (main office building plus 7 car spaces) and the long leasehold of 125 car parking spaces within adjoining car park . Vacant possession upon completion.

Price on application

Planning

We understand the property benefits from Commercial, Business & Service Use Class E.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.