



## **PRIORY HOUSE, REDHILL** Offices TO LET

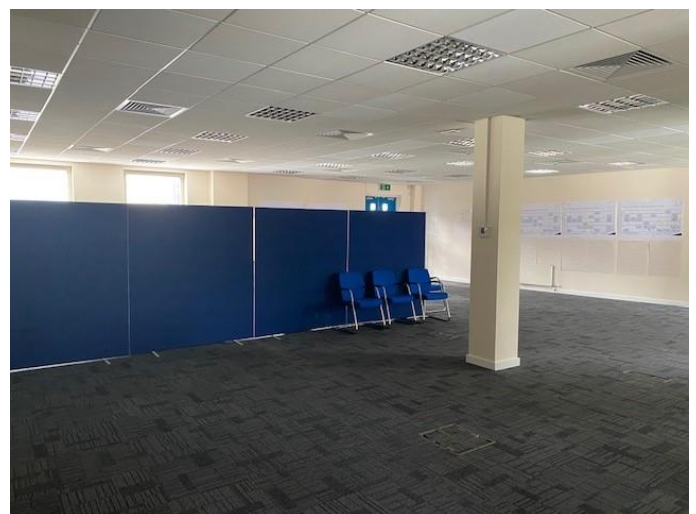
SPACIOUS SELF-CONTAINED OFFICES IN A CONVENIENT TOWN CENTRE LOCATION

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1<sup>ST</sup> & 2<sup>ND</sup> floors **4,334 – 8,714 SQ FT**

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PRIORY HOUSE  
60 STATION ROAD  
REDHILL  
RH1 1HP



## LOCATION

Priory House is located in a highly prominent position at the western end of Station Road adjacent to the Belfry shopping complex and the town's comprehensive amenities. Situated within a 5-minute walk of the mainline rail and bus stations, public transport connections are excellent, especially into Central London.

Redhill is within close proximity to Gatwick Airport and the M25, which provides onward access to the national motorway network and Heathrow Airport.

## ACCOMMODATION

The accommodation is available as a whole or floor-by-floor basis.

1st floor – 4,334 sq ft AVAILABLE

2<sup>ND</sup> floor – 4,380 sq ft AVAILABLE

The accommodation is configured with a mix of open plan and cellular private offices / meeting rooms.

The offices provide the following amenities:

- 1 x 8-person passenger lift
- Three compartment under floor trunking
- Central heating
- Modern kitchen / staff break out area
- Parking available by request
- Town centre location
- Suspended ceilings with recessed lighting

## USE

Class E – Commercial business & Service – Offices

## RENT

The passing rent is £120,000 per annum exclusive / £13.77 per sq ft

## LEASE AVAILABILITY AS FOLLOWS

- An assignment of a lease for a term to expire on 19 May 2031 (subject to a break option on 19 May 2026).
- A new sublease on terms to be agreed until January 2026.

## SERVICE CHARGE

A service charge is payable – further details are available on request

## BUSINESS RATES

Rates Payable £58,368 per annum (£6.69 per sq ft)

Interested parties to make their own enquiries with Reigate & Banstead Council  
Ph: 01737 276000

## EPC

Rating C / 55

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in the transaction.

**For further information or to arrange a viewing please contact:**

**Phil Richards**

**07842 385 898 / 020 7486 3531**

[Phil@breckergrossmith.co.uk](mailto:Phil@breckergrossmith.co.uk)



**Brecker  
Grossmith**

63 Wigmore Street, London W1U 1BQ

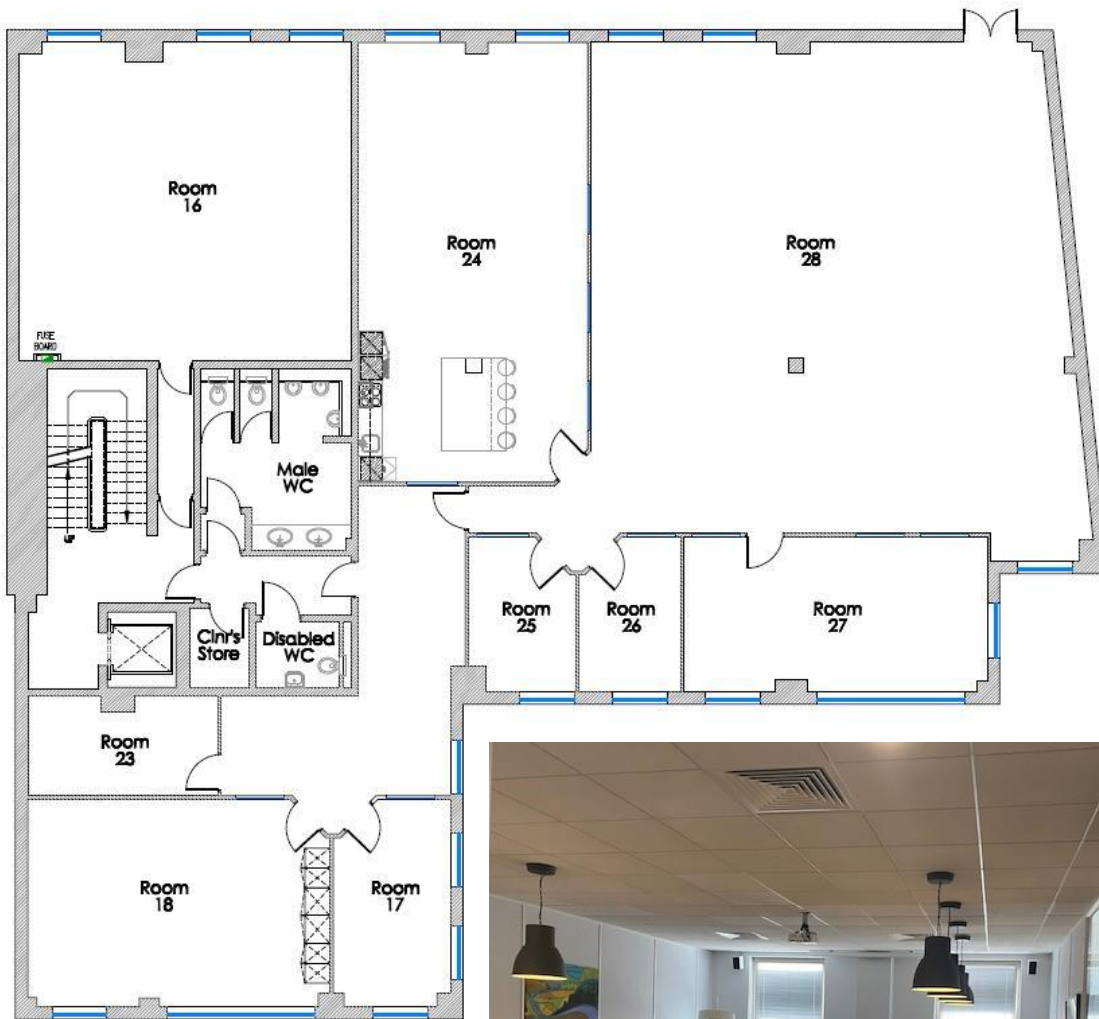
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## FLOOR PLANS

### 1<sup>ST</sup> FLOOR



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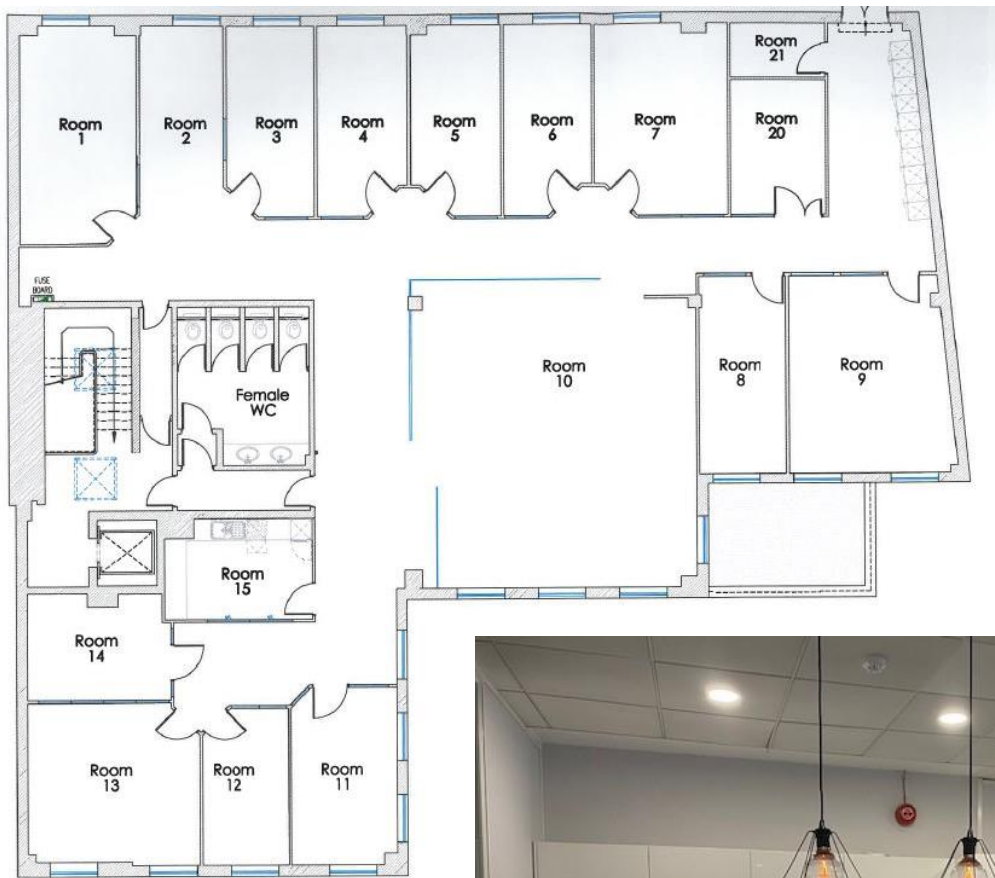
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## FLOOR PLANS

### 2<sup>ND</sup> FLOOR



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