



TO LET | **5 FLOORS OF OFFICE SPACE**
13,870 - 38,991 sq ft (1,286 - 3,622 sq m)

55 -57 HIGH STREET | REDHILL | SURREY | RH1 1RX | [WHAT3WORDS.COM/MARCH.TOOLS.DWELL](https://www.what3words.com/march.tools.dwell)





BRIDGE GATE HOUSE

DESCRIPTION

Bridge Gate House is a modern office building at the southern end of Redhill High Street. The Property is currently let on a full repairing, decorating, and re-instatement basis until 25 March 2025 and the intention is to require the tenant to remedy all disrepair and, failing that, to undertake any outstanding dilapidations at Lease expiry so as to re-let in full repair and fully decorated and re-instated.

The Property was significantly refurbished some 12 years ago.

AMENITIES

-  VRF Air Conditioning and raised floors
-  Staff restaurant roof terrace
-  Suspended Ceilings with metal tiles
-  107 secure parking spaces (1:369)
-  Showers and disabled WC
-  Regular shaped open plan floors
-  Available on a new lease(s) on terms to be agreed from April 2025



EPC
Rating B



New Lease
from Mid 2025



VRF Air
Conditioning



Open Plan
Office Space



Suspended Ceiling
with Metal Tiles



Raised Access
Floors



Canteen
Breakout Area



Roof
Terrace



Male & Female
WC's



Disabled
WC's



Shower
Facilities



Secure
Parking



Walking distance
to Belfry Centre



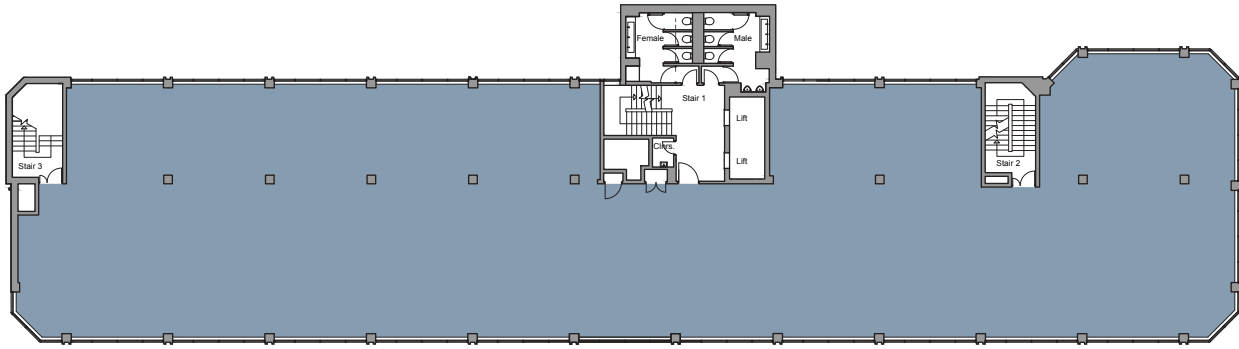
1/4 mile from
Redhill Train Station



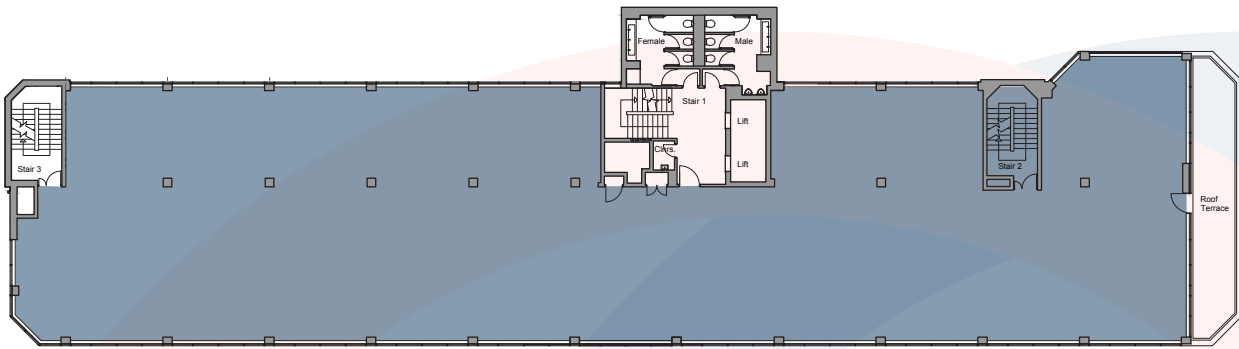
7 miles from
Gatwick Airport



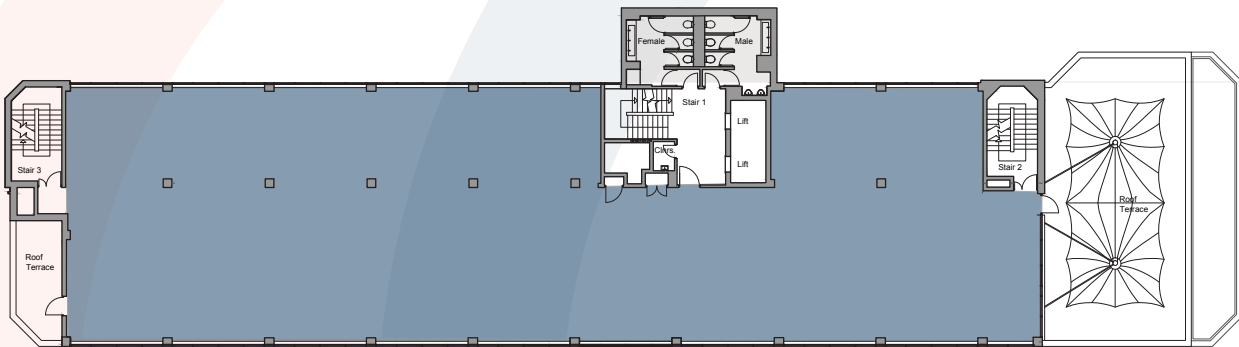
J8 M25
3 miles away



Level 1, 2 & 3



Level 4



Level 5



BRIDGE GATE HOUSE

ACCOMMODATION

The building has the following Net Internal Floor Areas

	SQ FT	SQ M
L5 Store	138	12.82
Level 5	6,268	582.30
Level 4	7,602	706.23
Level 3	8,002	743.39
Level 2	8,022	745.24
Level 1	8,022	745.24
Level 0	937	100
TOTAL	38,991	3,635.22









THE BELFRY
SHOPPING CENTRE

WARWICK
QUADRANT

SAINSBURYS
GYM GROUP
TRAVEL LODGE

REDHILL STATION



BRIDGE GATE HOUSE

KINGSGATE HOUSE

THE RISE, CINEMA
BARS & LEISURE



BRIDGE GATE HOUSE

LOCATION

Occupying a prominent position in the High Street, Redhill rail station is close by offering regular services to London Victoria (25 mins) and London Bridge (30 mins).

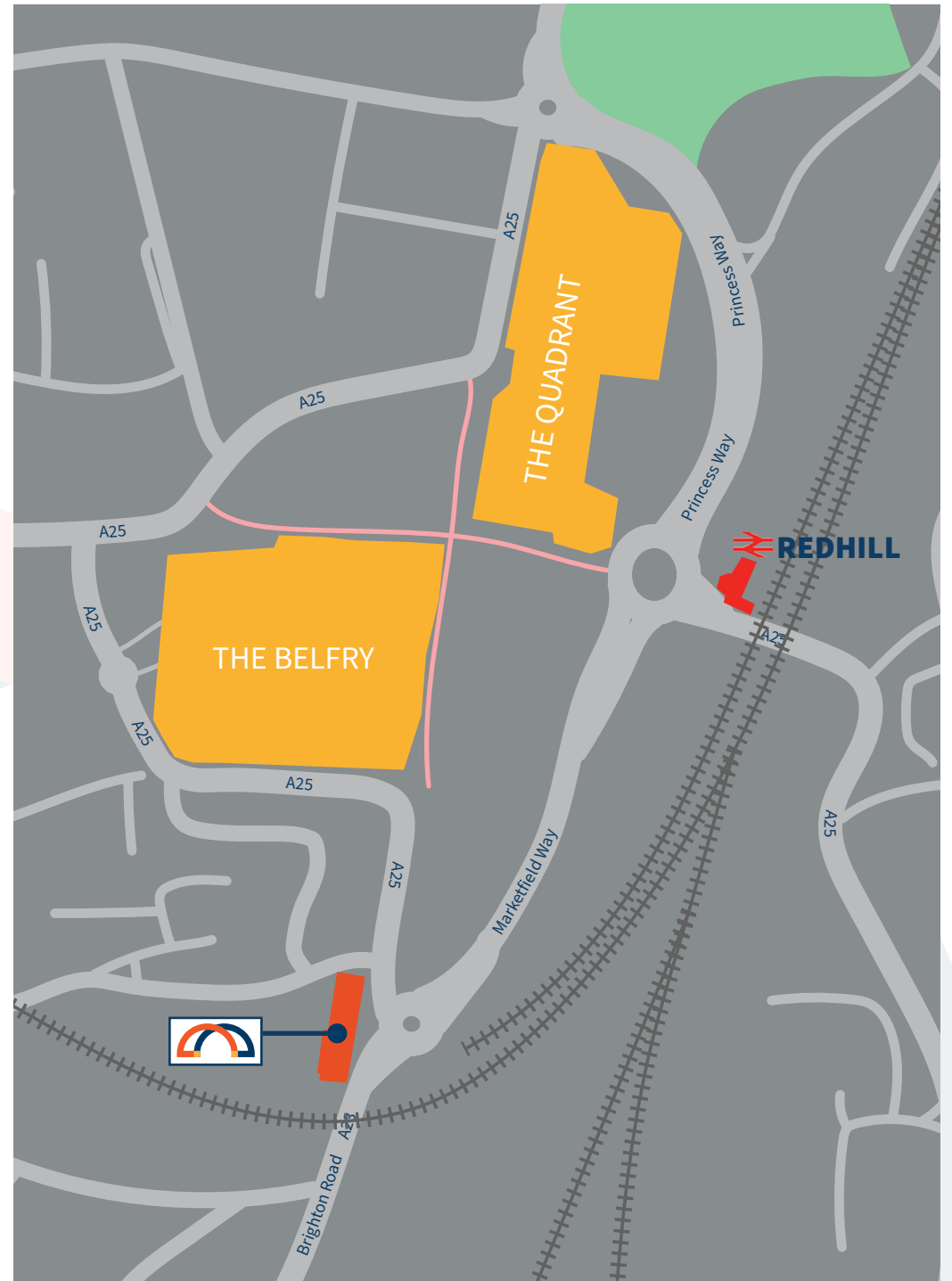
J8 of the M25 is some 3 miles away with Gatwick Airport 7 miles to the south.



DISTANCE	MILES
Gatwick Airport	7
M25 J8	3



STATIONS	MINUTES
London Victoria	25
London Bridge	30





RENT

On application.

RATES

Current Rateable Value £675,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



IMPORTANT INFORMATION
Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract.
All measurements and distances are approximate. VAT may be applicable to rent/
price quoted. October 2024



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