

61

LONDON ROAD

REDHILL

61

61-63 London Road is a prominent office building totalling approximately 51,333 sq ft over 4 storeys with a central glazed atrium.

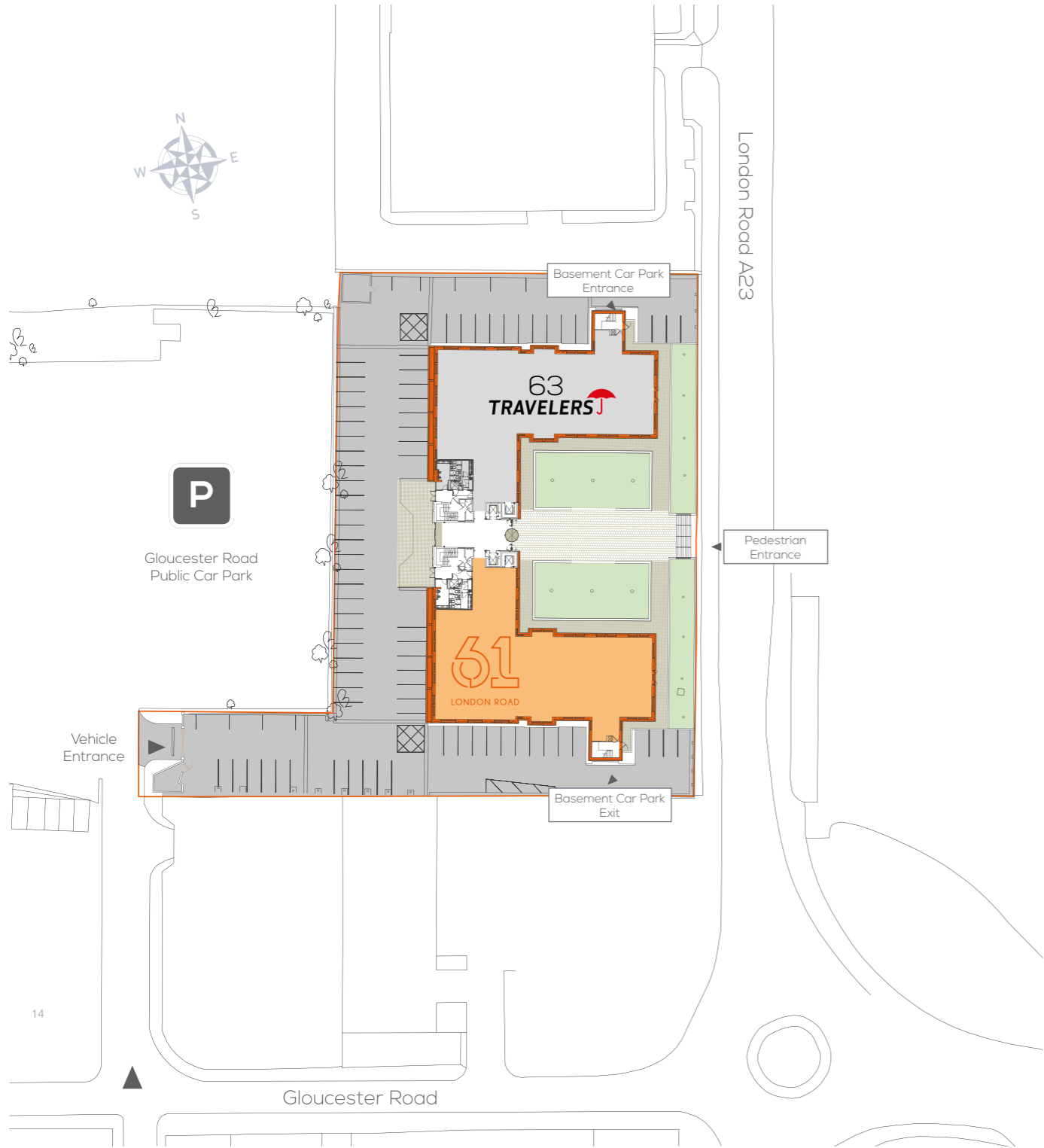
Following the pre-letting of 63 London Road to Travelers Insurance, a full Grade A refurbishment of the property is underway. 61 London Road comprising 25,410 sq ft will be available for occupation from Q2 2017.

Redhill is an affluent commuter town and the principal commercial hub for the southern section of the M25. It is located 20 miles south of Central London which can be reached by mainline rail services in under 30 minutes.

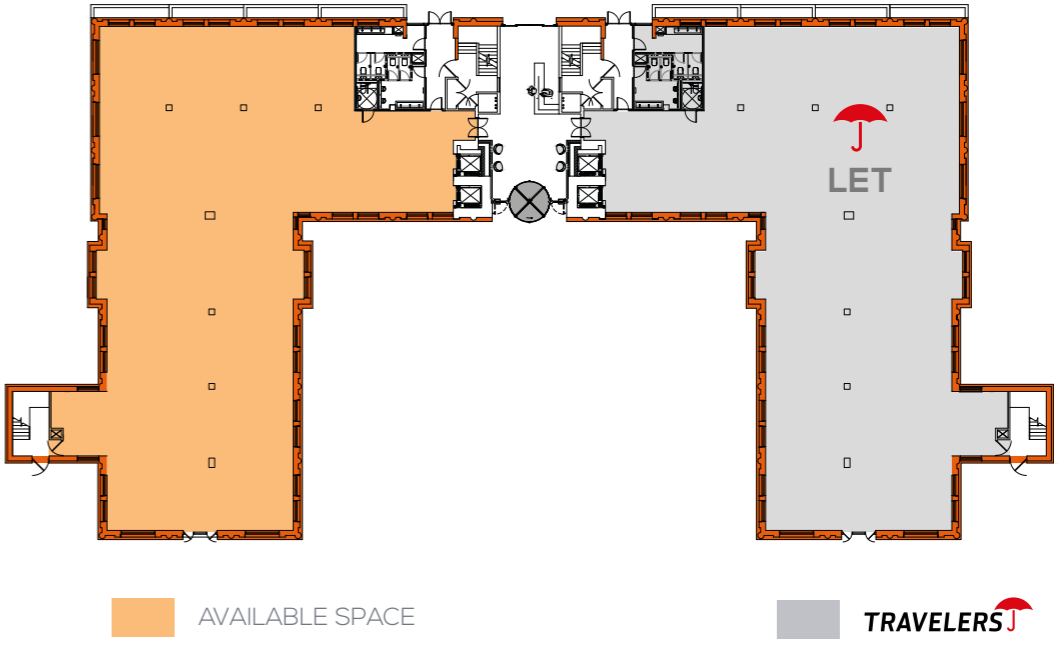




SITE PLAN



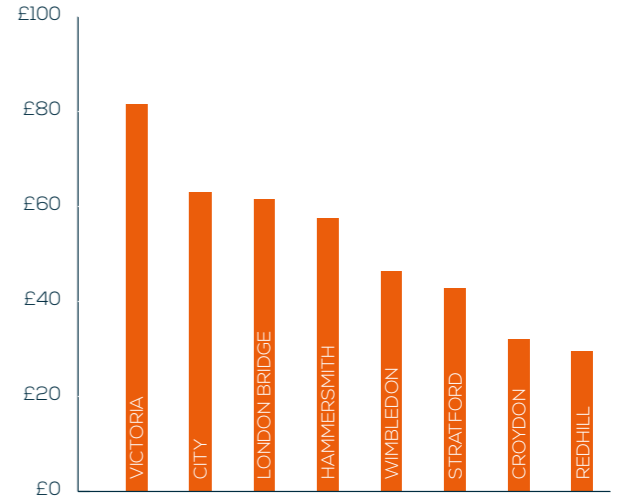
GROUND FLOOR PLAN



AVAILABLE ACCOMMODATION

61 LONDON ROAD	IPMS 3		
	Sq m	Sq ft	
Ground Floor	651.4	7,012	
First Floor	650.4	7,001	LET
Second Floor	650.4	7,001	LET
Third Floor	408.4	4,396	LET
Total	2,360.6	25,410	

TOTAL OCCUPANCY COSTS



* Subject to re-measurement on completion of refurbishment works.

61 London Road benefits from a total 89 car parking spaces at a ratio of 1:285 sq ft.

* Indicative average total occupancy costs including rent, rates and service charge.

Redhill is a cost-effective office location offering considerable occupancy cost savings over Central London and other regional commercial centres, with the benefit of excellent connectivity by road and rail.



SUMMARY SPECIFICATION

- Full Grade A refurbishment
- Occupational density 1 person per 8 sq m
- New VRV heating/cooling system
- New metal tile suspended ceilings
- New recessed energy saving LED lighting
- New electrical metering at each floor level
- New male, female and disabled toilets
- New carpeting
- Fully refurbished reception
- Reconfigured glazed entrance facades
- Newly landscaped entrance forecourt
- 48 Cycle racks
- New shower facilities
- 3rd floor roof terrace

REGENERATION OF REDHILL TOWN CENTRE

Reigate and Banstead Borough Council are taking a leading role, together with local land owners to push forward with various regeneration projects for Redhill town centre including the following:

Memorial Park

Memorial Park is directly opposite 61 London Road and has had a £1.4 million make-over with new café, fitness circuit and tennis courts.

3 Princess Way

A new landmark development including a significantly enlarged Sainsbury's, a gym and Travelodge together with car parking for over 900 cars. Construction underway and due for completion in Spring 2017.

Redhill Station Quarter

A comprehensive redevelopment to include a new ticket office and additional platform to improve capacity and provide a greater sense of arrival. Various proposals for the development are under consideration which may also include a foodstore, retail and residential uses and parking.

Marketfield Way

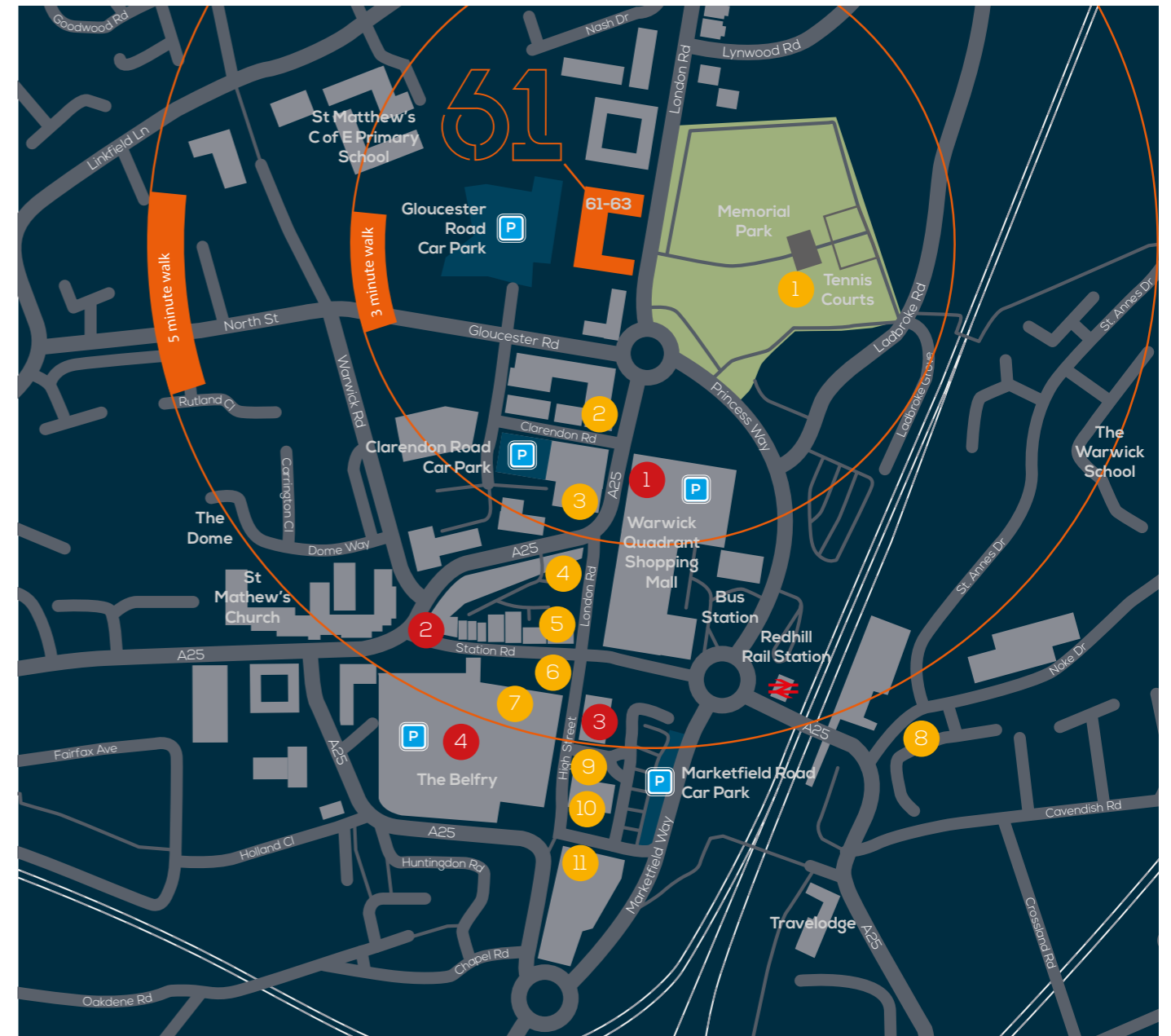
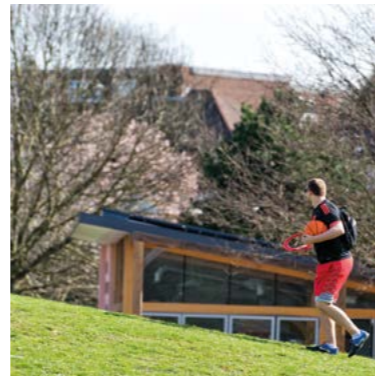
A significant site between Marketfield Way and the High Street will commence work in 2017 to provide a new cinema, restaurant/retail provision and residential.

Station Corner

Proposals are currently being considered for the regeneration of this landmark site which includes an Art Deco facade.

Road Layout

Highway works have already been completed to improve the town centre traffic flow including the conversion of the one-way system to two-way together with improvements to pedestrian and cycle routes to make the town centre more attractive and safer.



FOOD & DRINK

- 1 Memorial Cafe
- 2 Prezzo
- 3 Wetherspoon
- 4 Cafe De France
- 5 West Central
- 6 The Junction
- 7 Caffe Piazza
- 8 Home Cottage
- 9 Mamma Mia
- 10 Coffee Break
- 11 Frankie & Bennys

RETAILERS

- 1 Sainsburys
 - 2 Co-op
 - 3 Argos
 - 4 **The Belfry**
- | | | |
|-----------------|-------------|-------------------|
| Waterstones | Body Shop | Dorothy Perkins |
| Marks & Spencer | Robert Dyas | Holland & Barrett |
| Superdrug | WH Smith | Top Shop |
| Boots | Clarks | Three |
| O2 | Vodafone | H&M |

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Balfour Beatty

BLACK & VEATCH

LACTALIS

BANQUE PSA FINANCE

AQUILA

SURREY

nusconsulting

Santander

RSA

AXA

Willis Towers Watson

AON

TRAVELERS



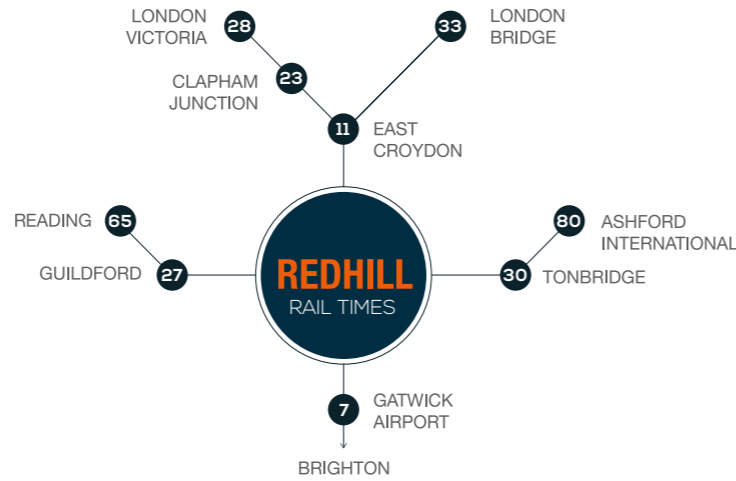
CONNECTIVITY

61 London Road is situated to the north of Redhill Railway Station overlooking Redhill Memorial Park. Redhill is approximately 20 miles south of Central London and only seven miles from Gatwick Airport. There is easy access to the motorway network via Junction 6 or Junction 8 of the M25.

Redhill Railway Station is a few minutes walk from 61 London Road and provides regular train services to London Victoria, London Bridge and Gatwick Airport. The station also provides connections to Brighton, Reading and Ashford International Railway Station.

RAIL

Approximate fastest journey times (mins).



ROAD

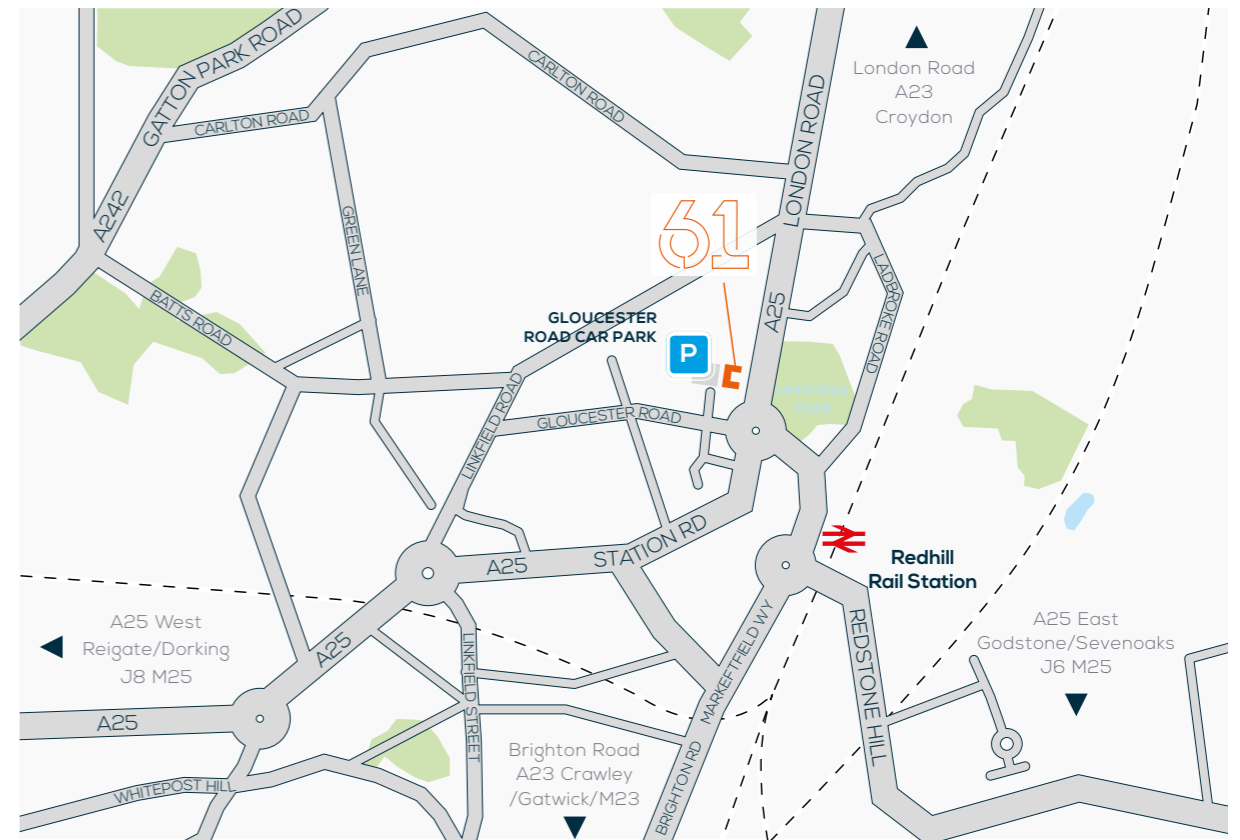
Redhill Mainline Station	400 yards
M25 J8	3 miles
Gatwick Airport	7 miles
Central London	26 miles
Heathrow Airport	36 miles



Proposed Marketfield Way development



SAT NAV: RHI 1NA



FURTHER INFORMATION

Further background information and guideline terms are available from the joint sole letting agents.



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