

kingsgate-redhill.co.uk



KINGSGATE

62 HIGH ST, REDHILL RH1 1SH



HIGH QUALITY REFURBISHED OFFICE SPACE IN REDHILL TOWN CENTRE
2,143 SQ FT (199 SQ M) TO 7,576 SQ FT (709 SQ M) TO LET



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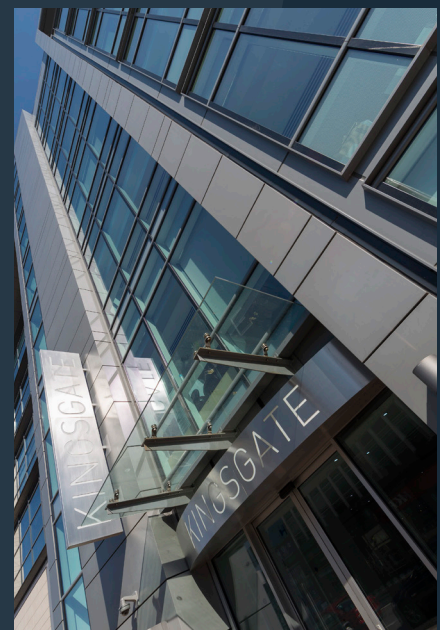
The part 4th floor comprises open plan office space and benefits from excellent natural light.

The ground floor provides high quality office space complete with large boardroom, 2 meeting rooms, kitchen and breakout area, comms room and lockers and changing facilities.

DESCRIPTION

Kingsgate is a modern office building situated in a prominent position on the interchange between Marketfield Way and the High Street.

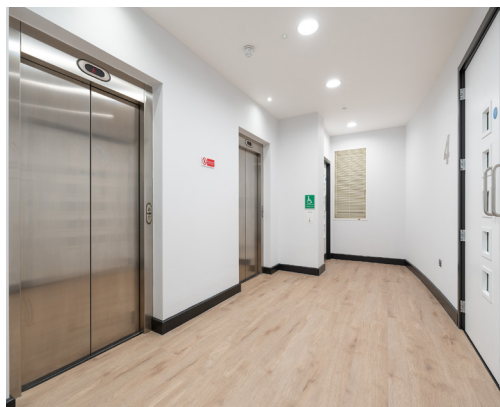
The building provides contemporary, energy efficient high quality office accommodation over ground and seven upper floors.



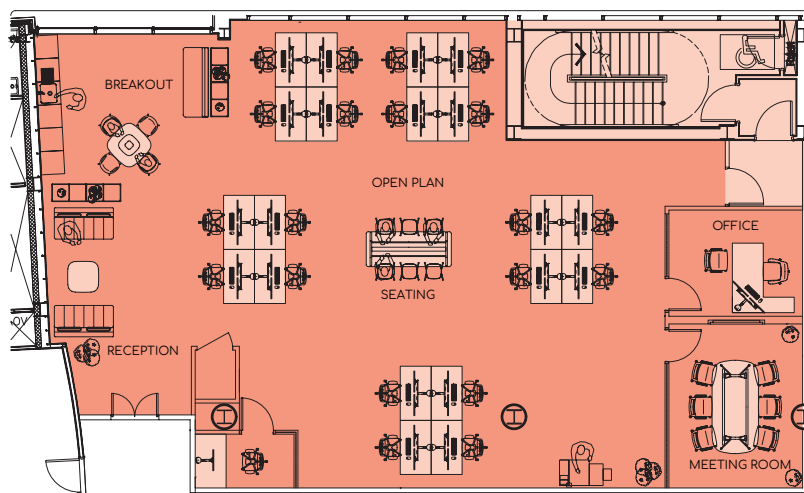


SPECIFICATION

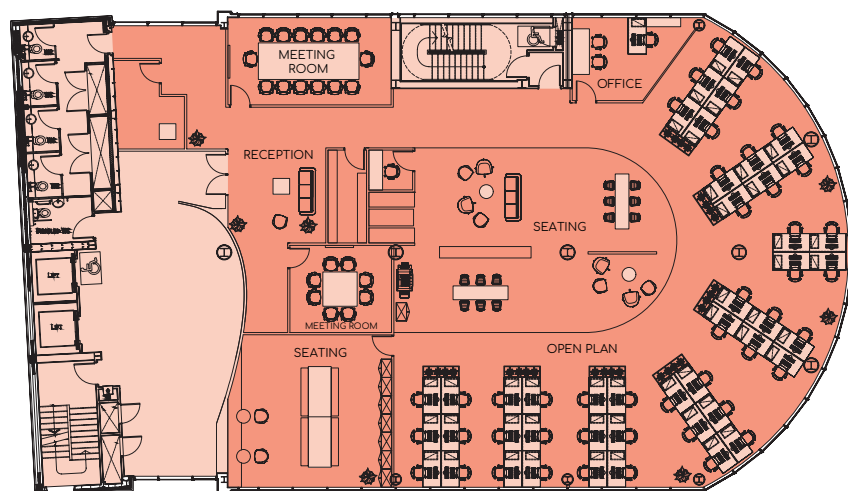
- EPC Rating A
- Modern refurbished reception
- Four pipe fan coil air conditioning
- Full access raised floors
- LED lighting
- Instant fibre connectivity
- Shower and changing facilities
- 2 passenger lifts
- 30 secure onsite car parking spaces



Part fourth floor plan - 2,143 sq ft (199.09 sq m)



Ground floor plan - 5,433 sq ft (504.74 sq m)





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LOCATION

Kingsgate is well located in the heart of Redhill. The town's train and bus stations, as well as a wide variety of shops, restaurants and leisure amenities are within a short walk. Redhill is also benefitting from a series of regeneration projects, dramatically enhancing the town's amenities.

Redhill is easy to travel to and from with a fast and frequent rail service to Central London and Gatwick airport as well as easy driving access to junctions 6 and 8 of the M25 and Gatwick airport.



TRAVEL

Road	
M25 J8	2.1 miles
Croydon	10 miles
Crawley	10.6 miles
Central London	20 miles

Rail	
Gatwick Airport	9 mins
East Croydon	14 mins
London Bridge	31 mins
London Victoria	37 mins

Airports	
Gatwick Airport	9 miles
Heathrow Airport	33 miles

LOCAL AMENITIES

1 Warwick Quadrant Shopping Centre

Retailers include:
Holland & Barrett
Clintons
Shoe Zone
Santander
McDonald's

2 Belfry Shopping Centre

Retailers include:
Waterstones Boots
JD Sports New Look
H&M Halifax
WHSmith Robert Dyas
M&S Wilko

3 Sainsbury's Development

Also incorporates:
Travelodge
The Gym Group
Argos

4 Marketfield Way Development

Currently under construction, will include:
6 screen cinema
153 residential flats
11 new glass fronted shops & restaurants

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TERMS

Upon application.

VIEWING

By appointment through the joint agents.

MISREPRESENTATION ACT 1967: The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Compiled January 2024.

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