RAYNERS
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Robert Denholm House, Bletchingley Road, Nutfield, RH1 4HW

Serviced Offices

TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

PROPERTY SUMMARY

- **Well located serviced office suites**
- **Fitted out to a high standard**
- **Situated on the A25 close to the M23/M25 (Junction 6)**
- **Range of suites available from 210 sq. ft. to 246 sq. ft.**
- **Pre-prepared lease and flexible terms provide quick occupation**
- **On-site parking available**

LOCATION

Robert Denholm House is situated on the A25 at Nutfield, just to the East of Redhill. It benefits from excellent transport connections being situated just south of the M25, giving motorway links to the Continent (Eurostar and Channel ports via M20), Wales and the West Country (M25 – M4) and the North (M25 – M1 or M40/M6).

London Victoria is half an hour via Redhill Station and Gatwick Airport a mere 15 minute drive. Heathrow Airport can be reached in 45 minutes or less.

ACCOMMODATION & TERMS

The office suites are offered on fully inclusive terms with business rates, buildings insurance, electricity, heating, lighting, building maintenance, rubbish disposal, water & sewerage charges, office furniture, personalised post box and onsite parking spaces forming part of the quarterly rental price. The suites also provide full use of fully equipped kitchens and toilet/shower facilities, in addition to limited use of boardroom and secretarial services and are particularly suitable for new and growing businesses.

Current availability is as follows. **All suite prices are per 3-month period and plus VAT:**

F15	**210 sq.ft**	**(19.5 sq.m)**	**4 desks**	**£3500/Quarter**
F2	**228 sq.ft**	**(21.18 sq.m)**	**5 desks**	**£4200/Quarter**
S1&S1A	**246 sq.ft**	**(22.85 sq.m)**	**10 desks**	**£5500/Quarter**
S7	**331 sq. ft**	**(30.75 sq.m)**	**6/7 desks**	**£6000/ Quarter**

Please also note that a telephone answering service, virtual post box and registered office service is available – further details upon request.

VAT - We understand that VAT is applicable.

RATES - Business Rates are included within the above prices.

LEGAL COSTS - Each party is to pay their own costs.

For further information or to view please contact:

Daniel Lascelles MPLAN Tel: 01737 222835
Email: daniel@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835
Email: chris@raynerscommercial.com

Virtual tour available upon request.

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