



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

**SERVICED OFFICE
SUITE (F3)**

TO LET

PROPERTY SUMMARY

- Fully furnished office suite available end of January 2026
- Newly decorated 12-14 Desk private office
- Situated on the A25 close to the M23 & M25 (Junction 6)
- Total net internal area approx. 550 sq.ft (51.10 sq.m)
- Quarterly Licence fee: £10,000 + VAT
- On-site parking available
- 24/7 access

LOCATION

The offices at Robert Denholm House are situated within a characterful Victorian mansion 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.

DESCRIPTION & ACCOMMODATION

A newly refreshed private office, finished to a high standard and ready to move into. Suite F3 is fully furnished, newly decorated and newly carpeted, combining period character with everyday comfort. Positioned just off the galleried landing, it offers easy access to main reception, peaceful rear garden views, and thoughtful features including a decommissioned original fireplace and air conditioning.

This first floor office suite is situated on the first floor and has a net internal floor area of approx. 550 sq. ft (51.10 sq.m).

TERMS

The premises are available on a rolling quarterly agreement at an initial rent of £10,000 per quarter, with one full quarter's notice required and are offered on fully inclusive terms with business rates, buildings insurance, building maintenance, rubbish disposal, water, cleaning, heating and electricity and on-site parking spaces.

The premises also includes full use of fully equipped kitchens and toilet / shower facilities.

Subject to contract

VAT - We understand that VAT is applicable to the rent.

RATES - Business rates are included within the rent.

EPC – This property has an EPC Rating of D (91).



ADDED VALUE FOR TENANTS

As a tenant, you will benefit from preferential internal rates on boardroom hire, along with invitations to our networking events, helping you connect with the wider **Robert Denholm House** business community. You will also have access to wider support across the **TLP group**, including **Recruitment, Head Office Services, HR, Payroll, and IT Support.**

OPTIONAL ADD-ONS

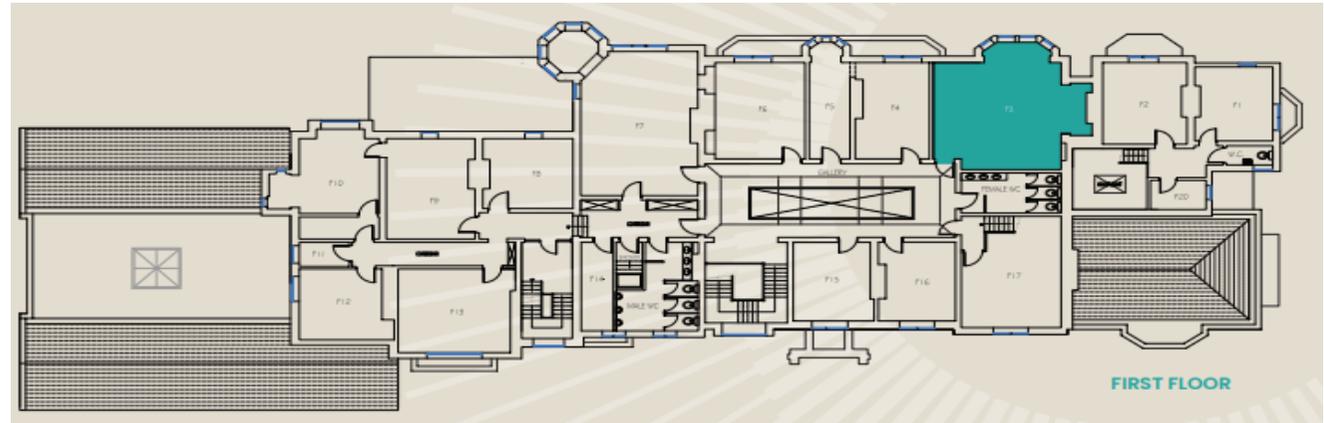
- Internet: £126.00 + VAT (per quarter)
- Telephone answering service: £290.00 + VAT per quarter
- Storage units: from £500.00 + VAT per quarter
- Virtual Office: £150.00 + VAT per quarter

BOARDROOM HIRE RATES

- Internal rates (tenants)
- Full day: £160.00 + VAT
- Half day: £110.00 + VAT
- Hourly: £40.00 + VAT
- Coffee or tea: £13.00 + VAT per jug
- Buffet lunch: £15.50 + VAT per head

Not to scale, for indicative purposes only

The office available is the room highlighted in blue on the floor plan below.



INCLUDED WITH THE BOARD ROOM

- Filtered water
- 65" Teams/Zoom-compatible TV
- Flipchart and pens
- Projector and screen
- WiFi
- Use of on-site facilities

For further information or to view please contact:

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