



Volt House

3 Chapel Road, Redhill, RH1 1QD

**Town centre fitted out
offices with on-site parking**

5,742 to 11,708 sq ft
(533.45 to 1,087.71 sq m)

- Flexible lease options
- Cost effective and fitted out
- Energy efficient - EPC B
- Comfort cooling
- LED lighting (PIR controlled)
- Good transport links
- Whole building or in floors
- 16 car parking spaces

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Summary

Available Size	5,742 to 11,708 sq ft
Rent	£18.75 per sq ft
Rates Payable	£9.42 per sq ft Interested parties are advised to make their own enquiries with the local authority
Rateable Value	£202,000
Service Charge	£1.12 per sq ft Budget to 24.03.25
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Location

Redhill is a strategic business location with excellent connectivity, approximately three miles from the M25, half an hour from Central London by train via East Croydon and within nine miles of Gatwick Airport. The town's fantastic transport links ensure it has a large catchment area for employee recruitment.

The nearby Marketfield Way development provides an attractive new retail and restaurant quarter with flats, pavement cafes and a multi-screen cinema. The Belfry shopping centre is home to a range of major retailers including Marks & Spencer, Boots, Waterstones and WH Smith, as well as a wide range of independent shops and cafés.

Description

Volt House is situated at the southern end of Redhill High Street and comprises a two storey office building with a self-contained entrance and car park accessed from Chapel Road.

Both floors are fitted out to provide attractive open plan offices with good natural light together with a variety of meetings rooms, private offices, a kitchen/ breakout area and a reception area.

The specification includes comfort cooling and heating, suspended ceilings with LED lighting (PIR controlled) and perimeter trunking. There are male and female WCs on both floors and 16 car parking spaces.

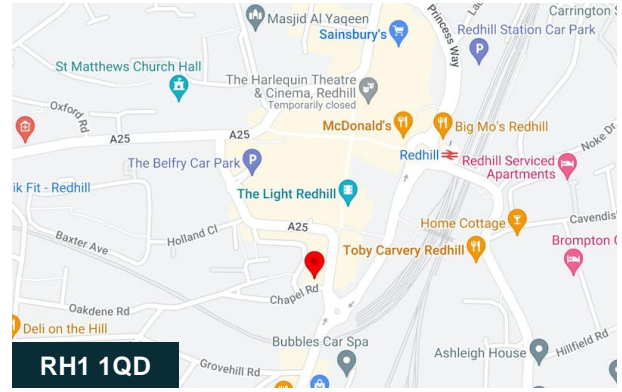
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	5,742	533.45	Available
2nd	5,966	554.26	Available
Total	11,708	1,087.71	

Terms

The office space is available as a whole or in floors on either a short term sub-lease to December 2025 or on a new longer lease direct from the landlord. Terms upon application.



Viewing & Further Information



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