

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

Attractive Serviced Offices

TO LET



- Serviced office suites within an attractive period building
- Set within 25 acres of garden and grounds
- Nutfield train station just 1.5 miles to the South and Redhill 2 miles to the West
- Excellent road connections
- Wide variety of office sizes available
- Ample onsite parking available
- Inclusive rent from £567 + VAT per calendar month

200 Years of Property Excellence

Estate Agents & Property Consultants - Lettings & Management - Block Management - Land & New Homes
Planning Consultants - Agricultural & Rural Services - Professional Valuations - Commercial Property



Location

The property is located in an excellent location in Nutfield, just outside Redhill. The property is positioned on the A25, one of the main arterial routes connecting the M25 to Redhill.

Junctions 6 and 8 of the M25 are located just 5 and 3 miles to the West and East respectively. The M23 is accessible at Hooley to the North and provides access to Brighton and Gatwick. Nutfield Train Station provides regular services to East Croydon and London via Redhill. Redhill Mainline train station is located 2 miles to the West and provides regular services to Brighton, Reading, Gatwick and London.

Description & Accommodation

The premises provides 59 attractive serviced office suites. The offices are all fully furnished and include cleaning of the suites and communal parts, use of kitchen and toilet facilities as well as access to the conference/ meeting room, subject to availability. Occupiers will also benefit from certain secretarial services such as incoming telephone answering and post sorting as well as use of the onsite shower facilities.

Outside Ample on-site parking
 25 acres of attractive grounds

Terms

The premises are available to let on new flexible licences. The rent is inclusive of heating, lighting, electricity, maintenance and buildings insurance. A schedule of available offices and rents is available upon request.

Subject to Contract

VAT

We understand that VAT is applicable to the rent

Costs

Each party are to pay their own fees in relation to the new lease.

EPC

Awaiting EPC

Business Rates

Included within the rent.

Viewings

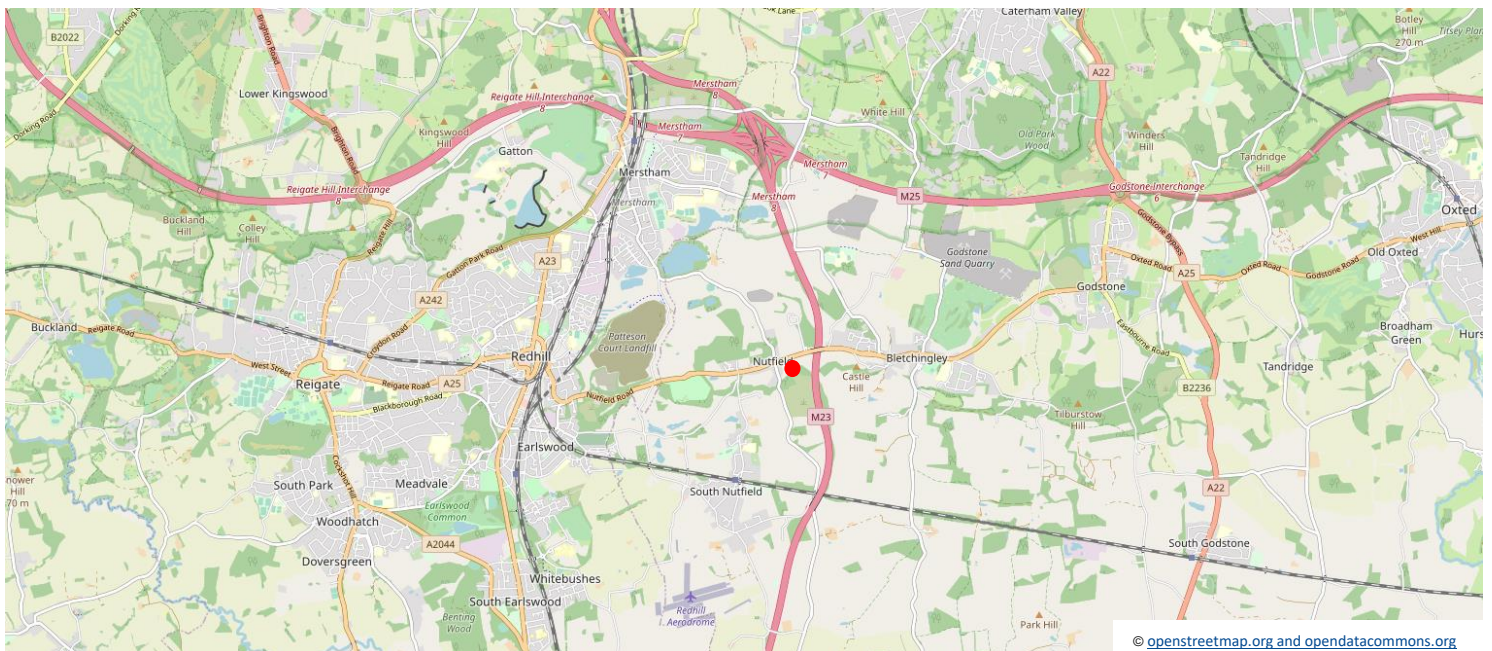
Strictly by appointment with White and Sons:

Alexander Mullett - Tel: 01306 743344

Email: alexander.mullett@whiteandsons.co.uk

Sylvia Stone – Tel: 01306 743344

Email: sylvia.stone@whiteandsons.co.uk



These particulars are not a statement of fact and are for guidance only. All measurements are approximate. Please note that we have not tested equipment, appliances and services. Interested applicants are advised to commission appropriate investigations before formulating their offer to purchase.