



# FORUM HOUSE

REDHILL

High quality refurbished town centre  
offices with balcony to let

**Entire second floor and  
part third floor available  
1,611 - 7,772 sq ft**

# FORUM HOUSE

41-51 Brighton Road, Redhill RH1 6YS

NEWLY REFURBISHED COLUMN FREE OFFICES IN A PROMINENT BUSINESS LOCATION FRONTING THE A23 CLOSE TO TOWN CENTRE AMENITIES.

## DESCRIPTION

Forum House comprises a four storey office building of 21,614 sq ft with the entire second floor and part of the third floor remaining. The offices and common parts are due to undergo a comprehensive refurbishment to include new VRF heating and cooling, new LED lighting, new carpets and an enhanced reception.

The property provides high quality open plan office accommodation and is located within easy walking distance of Redhill town centre and train station.





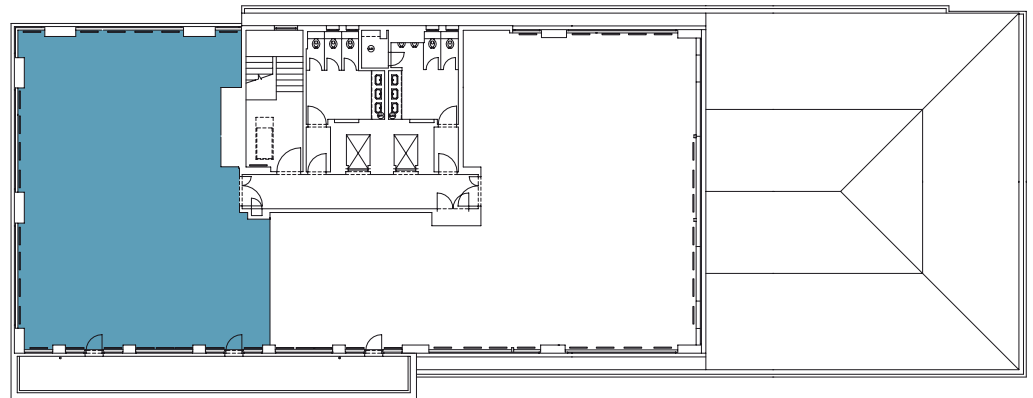
## SPECIFICATION

- Open plan, column free offices
- New VRF heating and cooling
- New LED lighting
- Raised floors
- Suspended ceilings
- Reception and common parts to be refurbished
- Male and female WC's on each floor
- DDA compliant refurbished lift cars (2 x 8 person lifts)
- Car parking ratio 1:336 sq ft
- EPC ratings - Third floor C58
- Ground floor shower
- Bike store

## ACCOMMODATION

Floor	sq ft	sq m
Third South	1,611	149.6
Second	6,161	573.0
<b>Total</b>	<b>7,772</b>	<b>722.6</b>

\*Approximate Net Internal Areas



Third floor plan

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## LOCATION

Forum House is prominently situated on the A23 in Redhill town centre, with good access to Gatwick Airport (6 miles) and the M25 (J8 3 miles).

The property is a short walk from all town centre amenities and Redhill train station, which has direct links to London Victoria (38 mins), London Bridge (31 mins) and Gatwick Airport (9 mins).

## COMMUNICATIONS

By Road	Miles
M25 J8	3
Gatwick Airport	6
Central London	21
Heathrow Airport	26

By Rail	Minutes
Gatwick Airport	9
East Croydon	11
Clapham Junction	22
London Bridge	31
Victoria	38



## TERMS

New leases are available directly from the landlord for a term to be agreed.

## VIEWING

Strictly by appointment through the sole agents.

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