

Prospero

REDHILL



Prospero is Redhill's unrivalled highly-specified new 50,373 sq ft office development, located 3 miles from the M25, close to Gatwick airport and just half an hour from Central London by train.

This BREEAM Excellent and EPC A rated new-build is moments from the town centre, 5 minutes' walk to the train station and a short bicycle ride from the Surrey Hills.




Prospero

TO LET

STRUTT  
FRANKER  
020 7420 7782  
01753 243328

McEae



Top specification with an excellent BREEAM rating

## High sustainability

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BREEAM Excellent

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EPC rating A

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Automatic lighting controls

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Excellent natural light

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LED lighting

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Building energy management system

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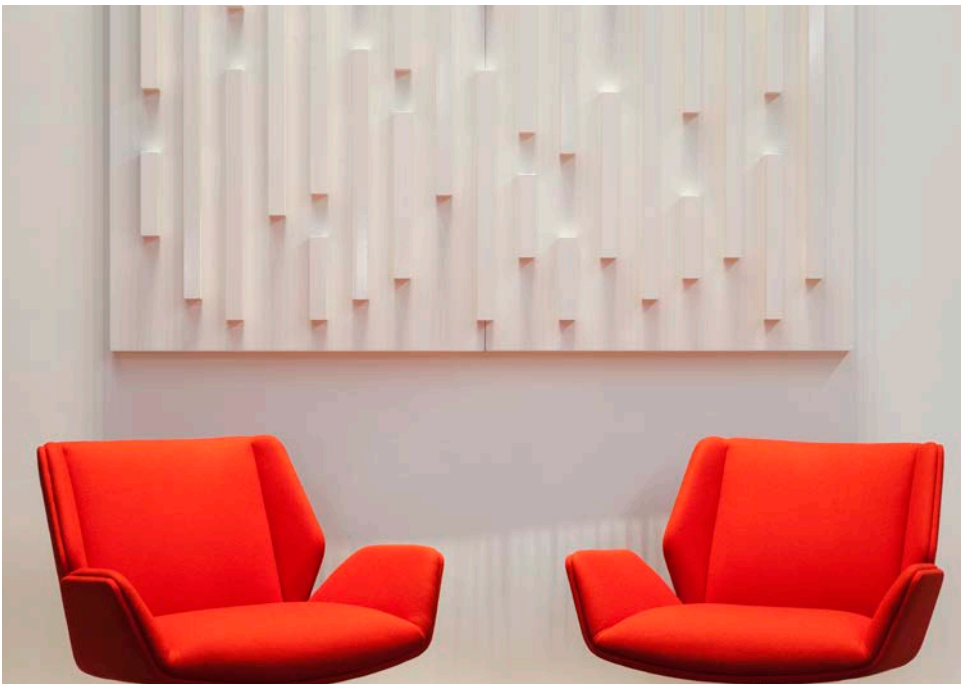
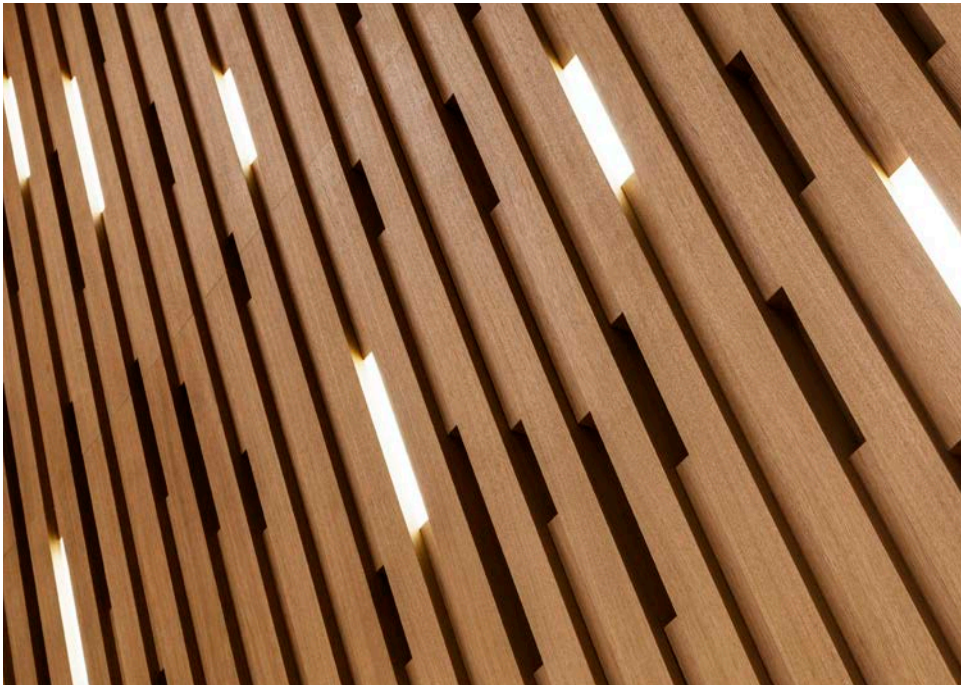
High levels of insulation and low U values

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A sense of arrival



 Striking detail

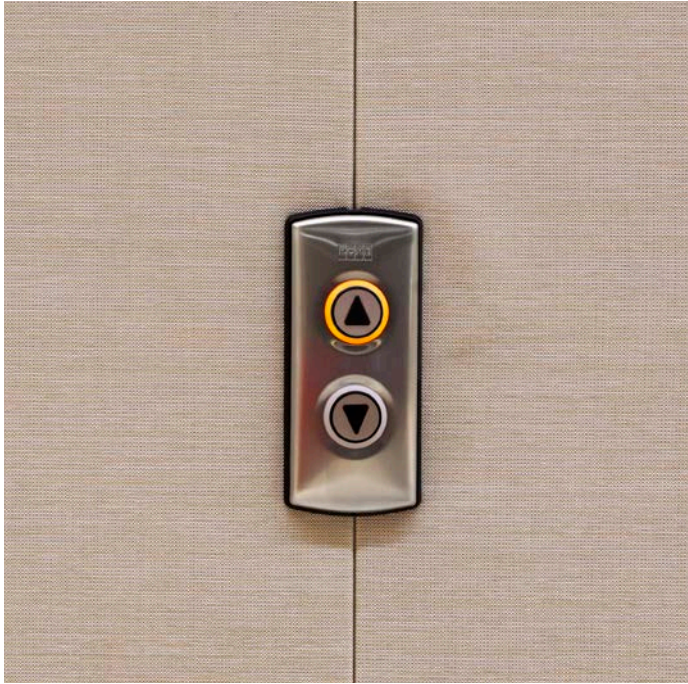




Prospero

- 3
- 2
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# Fit for purpose



87 car parking spaces

10 electric car charging points

44 secure cycle rack spaces

Changing rooms with showers, lockers and drying rooms

## Flexible grade A specification

Occupational density of 1 person per 8 sq m

VRV air conditioning

Three 13 person passenger lifts

2.85m office floor to ceiling height

Suspended ceilings with metal tiles

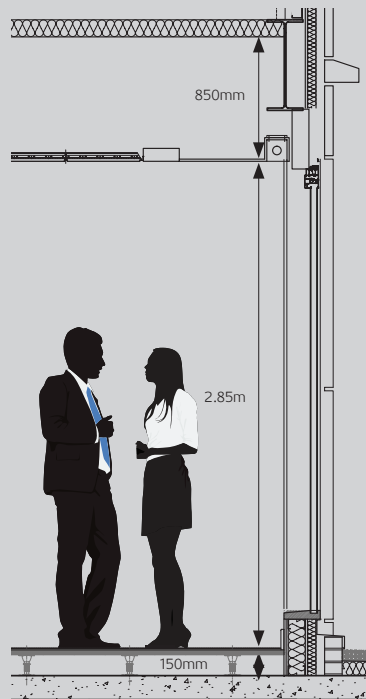
Intelligent LED lighting

Full access raised floor

Double height reception

Roof terraces on third floor

Male, female and disabled WCs on each floor



## Significant energy savings

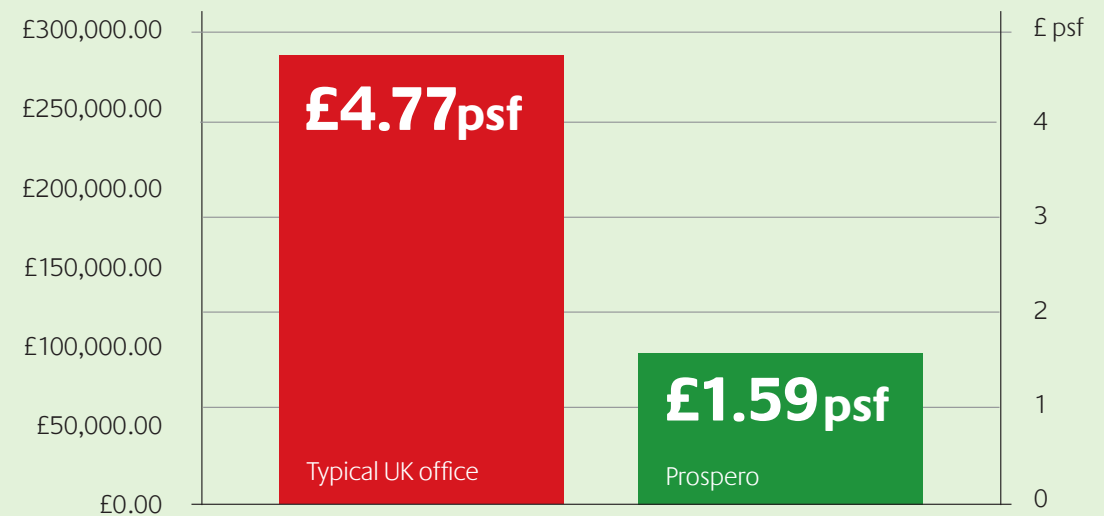
The greenest building in the South M25 region

Electricity expected to be 65% lower than a typical UK office building

Internal energy costs are estimated to be £1.59 per sq ft, compared to a typical UK office building of £4.77 per sq ft\*



### Comparison of total annual predicted energy bills



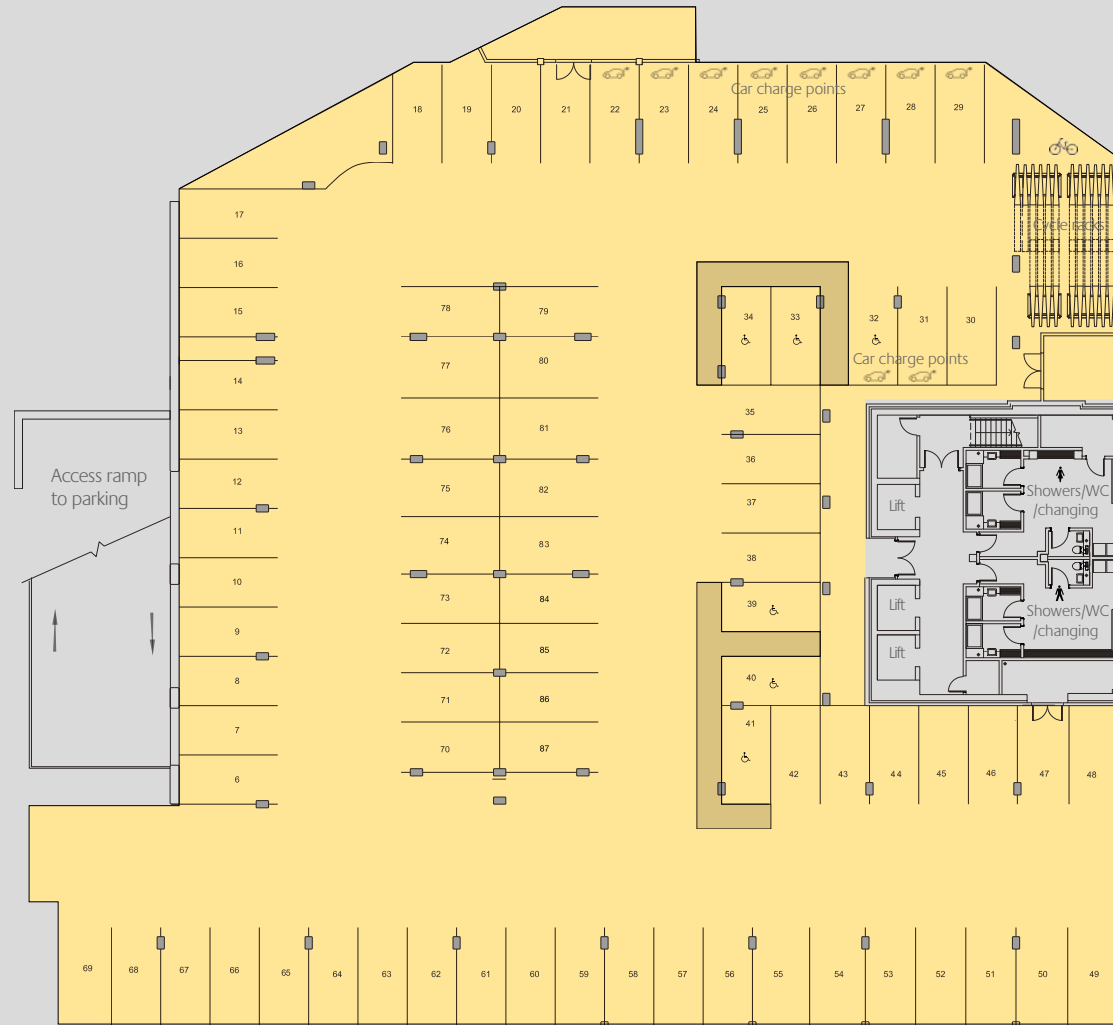
\* Benchmarks taken from CIBSE Guide F (September 2016)





## Schedule of areas

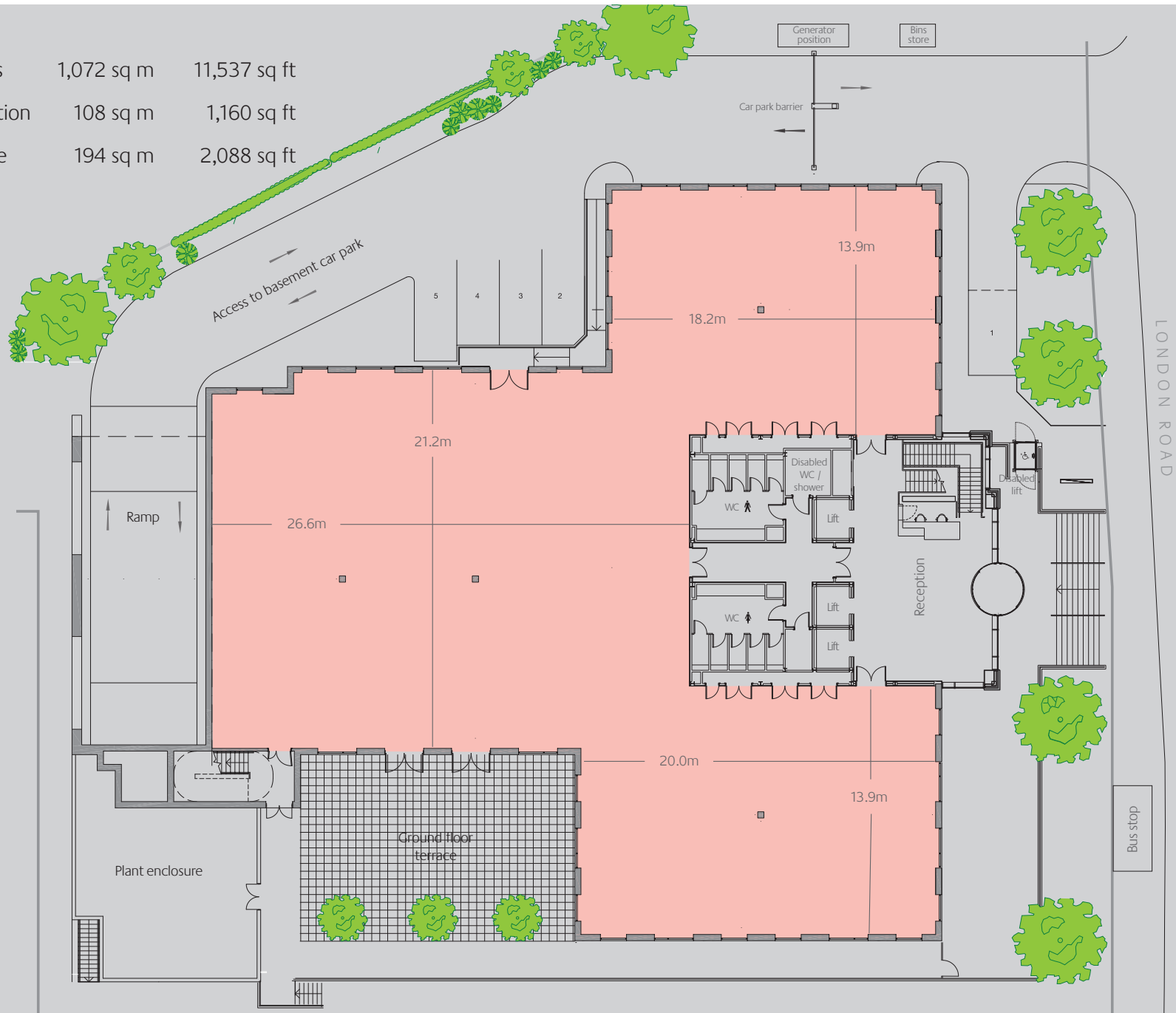
Floor	IPMS3 areas	
	sq m	sq ft
Third	1,000	10,765
	Let to Morrisons Solicitors LLP	
Terrace	170	1,829
	Let to Morrisons Solicitors LLP	
Second	1,293	13,915
First	1,207	12,996
Ground	1,072	11,537
Terrace	194	2,088
Reception	108	1,160
<b>Total office area</b>	<b>4,680</b>	<b>50,373</b>
<b>Total terraces</b>	<b>364</b>	<b>3,917</b>



Lower ground floor



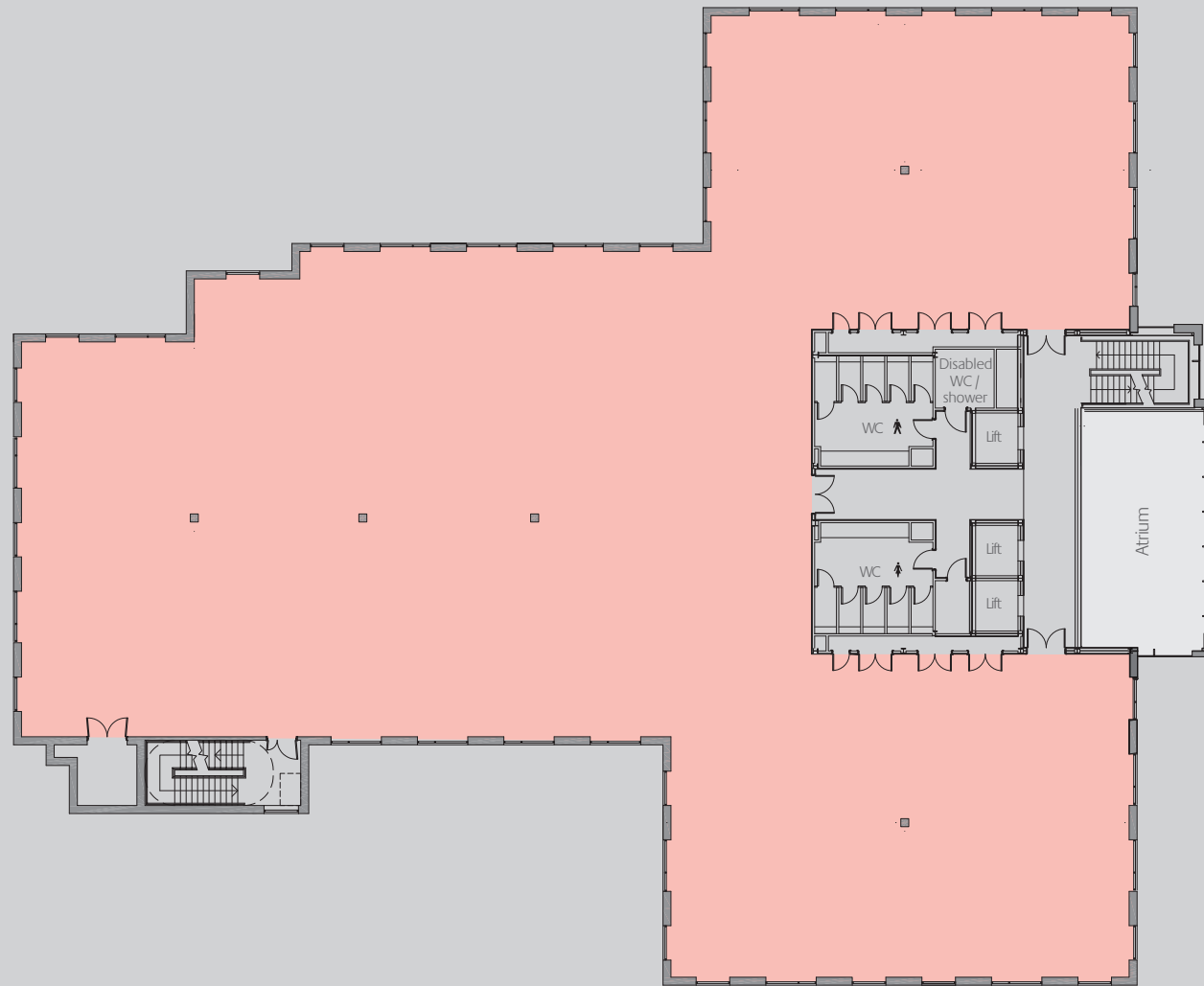
Offices	1,072 sq m	11,537 sq ft
Reception	108 sq m	1,160 sq ft
Terrace	194 sq m	2,088 sq ft



Ground floor and site plan



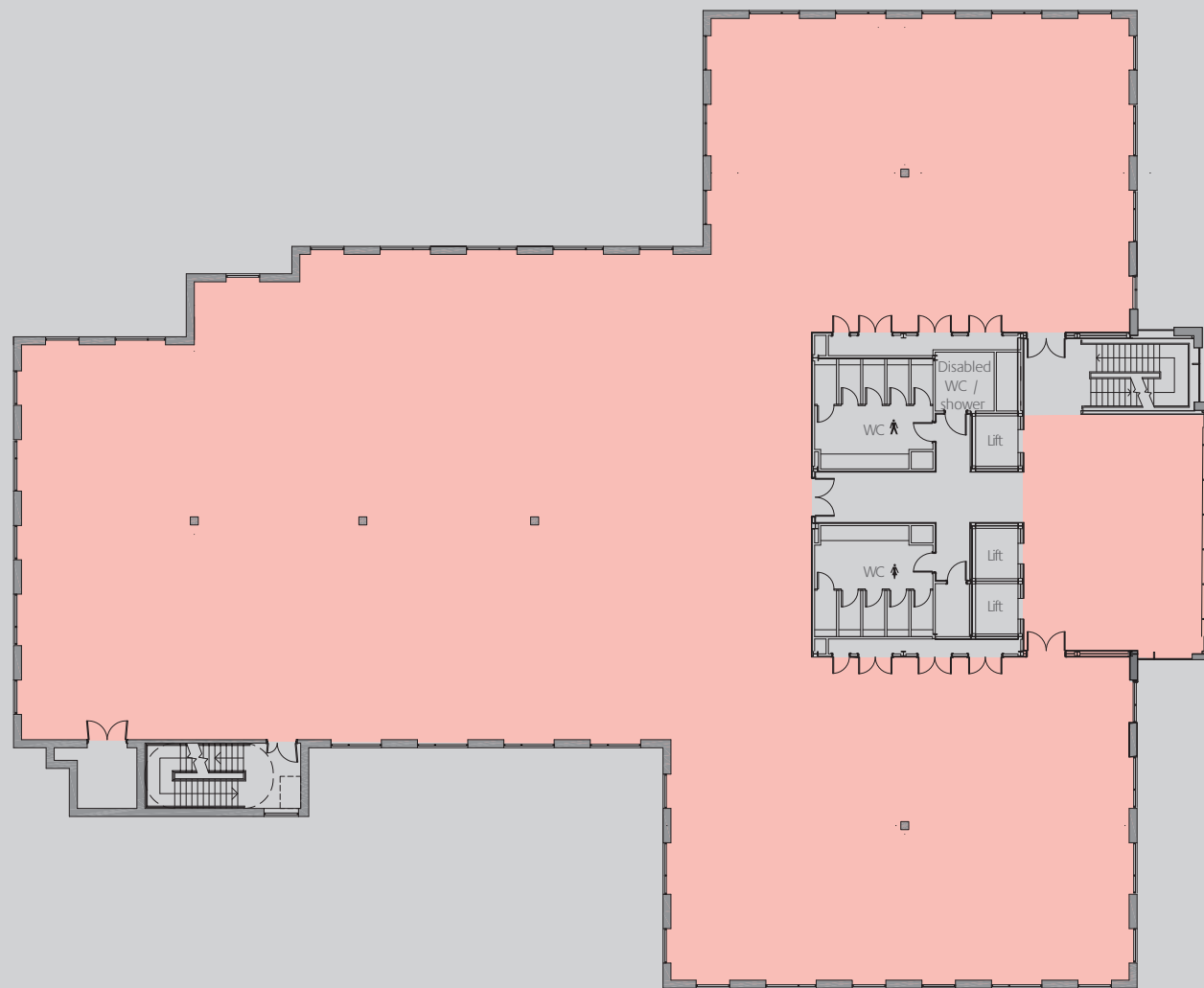
Offices 1,207 sq m 12,996 sq ft



First floor



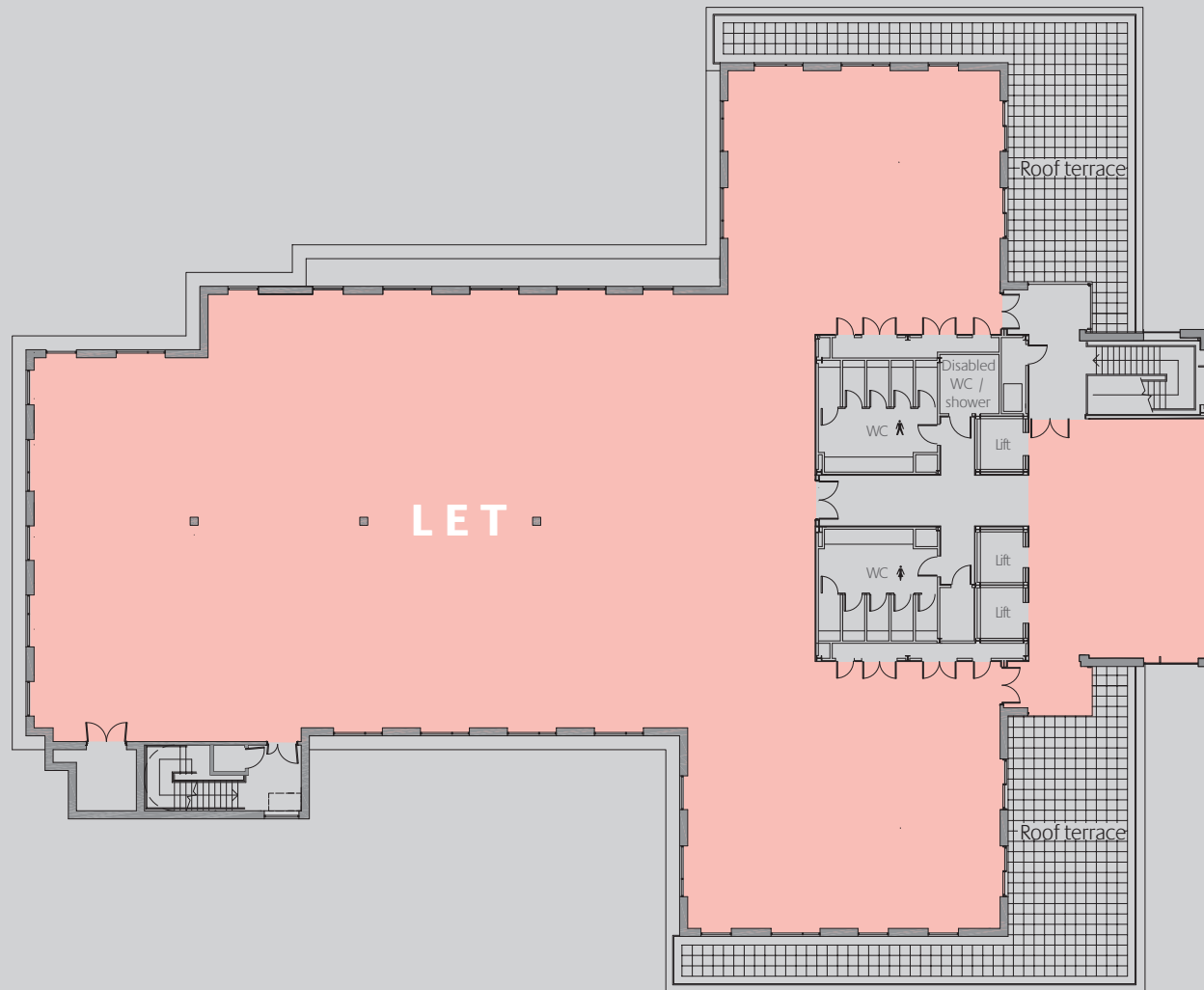
Offices 1,293 sq m 13,915 sq ft



Second floor



Offices	1,000 sq m	10,765 sq ft
Terrace	170 sq m	1,829 sq ft



Third floor



# In good company



M25 via A23 and Rocky Lane



# Excellent transport connections

Road	Distance (miles)
Redhill Station	0.25
M25 J8	3
Gatwick Airport	8
Crawley	11
Croydon	12
Central London	20
Heathrow Airport	36

Rail	Duration (mins)	Trains per hour
Gatwick Airport	7	5-8
East Croydon	11	7
Clapham Junction	22	3-5
London Victoria	28	3-5
London Bridge	33	2-4
Brighton	42	3-4

Redhill is an excellent strategic location on the southern M25 at the junction with the M23.

It has an extensive catchment area for staff recruitment with the South London conurbation, Croydon, Surrey and parts of Sussex and Kent all within 45 minutes' commute.

The town provides a public transport hub at the intersection of the London to Brighton (north/south) and Tonbridge to Reading (east/west) rail lines.

Gatwick Airport is 8 miles to the south with a regular direct rail service in only 7 minutes.



Between Gatwick and Heathrow airports

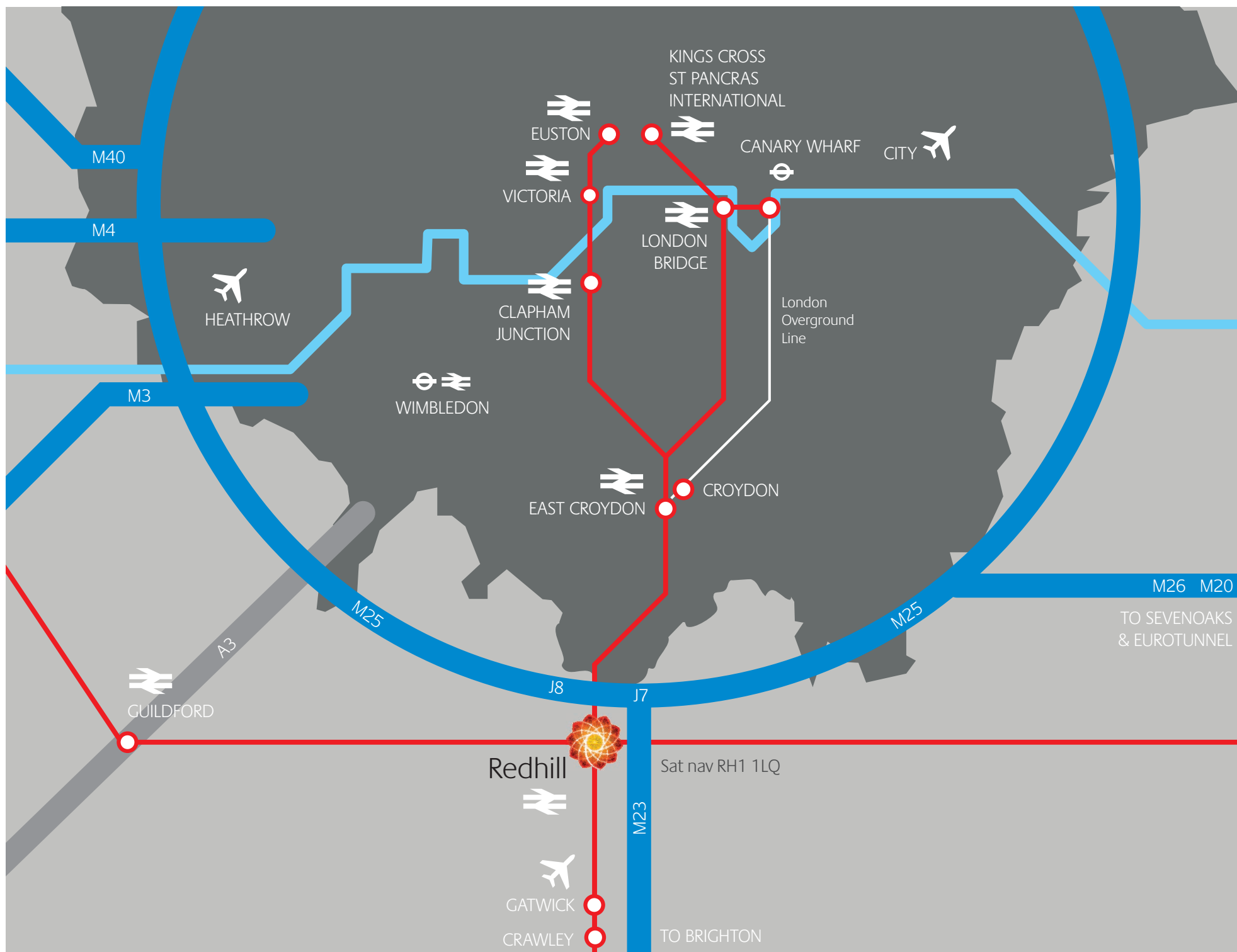


East Croydon station (11 mins)



CGI of London Bridge station redevelopment (33 mins)

Approximate distances and journey times.  
Source: AA Route Planner and National Rail Enquiries.





# A wealth of amenities

Redhill is a thriving town located in Surrey at the foot of the North Downs.

The town blends old and new, with attractive Victorian buildings alongside modern architecture.

The Belfry shopping centre is home to a range of major retailers including Marks & Spencer, Boots, WH Smith and Topshop, as well as a range of smaller shops catering for your everyday needs.

Sainsbury's new store in Warwick Quadrant is a short walk away from the building.



Memorial Park | tennis courts



Memorial Park | The Pavilion café



Sainsbury's | Warwick Quadrant



The Pavilion café | refreshments



The Belfry | shopping centre



Nutfield Priory | hotel & spa



# Life well lived



Surrey offers an enviable quality of life, with a unique mix of towns and villages, plentiful common land and open spaces, good motorways and easy airport access, all within a half hour commute of London.

To the north of Redhill, the North Downs Way runs through an area of outstanding natural beauty and offers a wealth of outdoor activities.

The Channel coast is 35 miles to the south and the London to Brighton bike ride passes through Redhill.



Walton Heath | a world class golf course



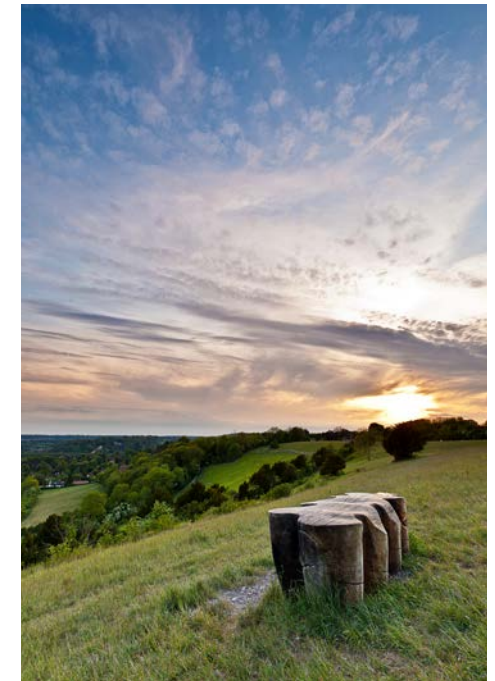
Rocky Lane hill climb



An area of outstanding natural beauty



Brighton Pier



Sunset over the North Downs



# McKay Securities PLC

McKay Securities PLC is a commercial property investment company with Real Estate Investment Trust (REIT) status.

The company has established a long track record of developing and refurbishing high quality, contemporary office and industrial properties in South East England and London.

Completed schemes are retained and managed from McKay's head office in Reading.

1 **30 Lombard Street, EC3**  
(under construction)

2/3 **9 Greyfriars, Reading**

4 **66 Wilson Street, EC2**

5 **203 Blackfriars Road, SE1**

6 **329 Bracknell**

7 **Pegasus Place, Crawley**



1



2



3



6



7



5



4

A development by



in association with



Lamron Estates Ltd

All letting enquiries:



**Edward Smith**

edward.smith@struttandparker.com

**Rhodri Shaw**

rhodri.shaw@struttandparker.com



**Nick Woodman**

nick.woodman@altusgroup.com

**Tim Hodges**

tim.hodges@altusgroup.com

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[prospero-redhill.com](http://prospero-redhill.com)

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