

# Prospero



**Newly fitted and fibre ready** first floor office to let **4,112 sq ft**  
[prospero-redhill.com](http://prospero-redhill.com)



## Partially fitted for fast occupation

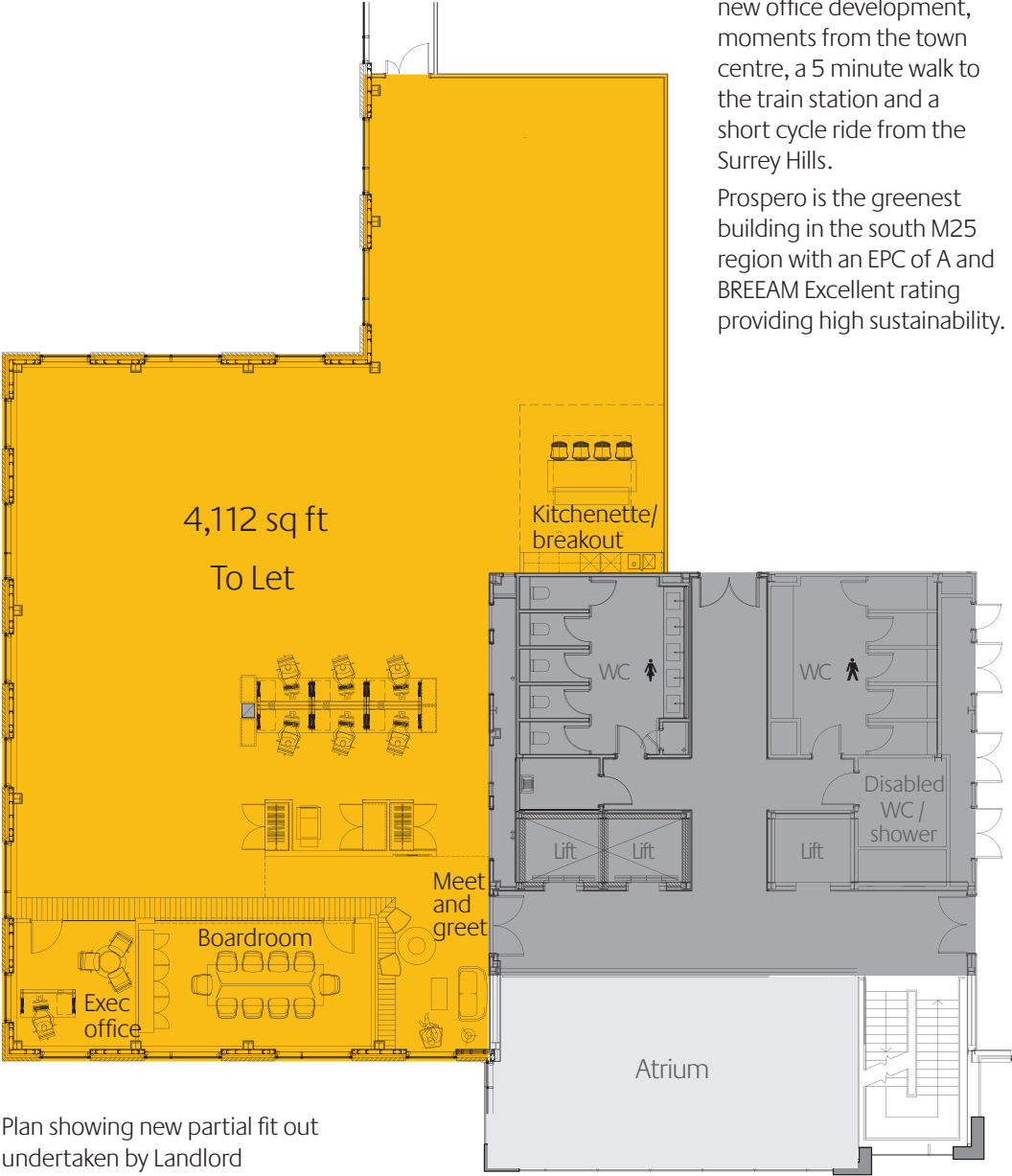
The final suite at Prospero is now available with the benefit of a corporate quality design-led partial fit out. This gives an incoming tenant the benefits of speed of occupancy and significantly reduced set up costs. The interior includes a brand-ready reception area with soft seating, boardroom and private office with views over Memorial Park and a kitchenette with breakout space. In addition a bank of desks has been installed, leaving the suite ready for an occupier to add their own identity and finalise the design to meet the occupational requirements of their business.

Indicative space plans giving layout options for the whole suite are available and the landlord will consider a fully fitted and ready to go solution upon request.

Prospero benefits from a manned reception and a fibre line is already installed to the building, considerably shortening occupancy lead in time.



# Highly efficient and appealing workspace



Plan showing new partial fit out undertaken by Landlord

Prospero is Redhill's unrivalled highly specified new office development, moments from the town centre, a 5 minute walk to the train station and a short cycle ride from the Surrey Hills. Prospero is the greenest building in the south M25 region with an EPC of A and BREEAM Excellent rating providing high sustainability.

- VRV air conditioning
- 2.85m office floor to ceiling height
- Suspended metal tile ceilings
- Intelligent LED lighting
- Excellent natural light
- Occupational density of 1 person per 8 sq m
- Full access raised floor
- Double height reception
- Three 13 person passenger lifts
- Male, female and disabled WCs
- Showers and changing rooms with lockers
- Basement car parking and cycle storage
- Electric car charging points
- Access control and CCTV systems



## Life well lived

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

The Belfry shopping centre is home to a range of major retailers including Marks & Spencer, Boots, and WH Smith, 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, and works are due to commence on the Marketfield Way development to provide a new retail and restaurant quarter with a multi-screen cinema.



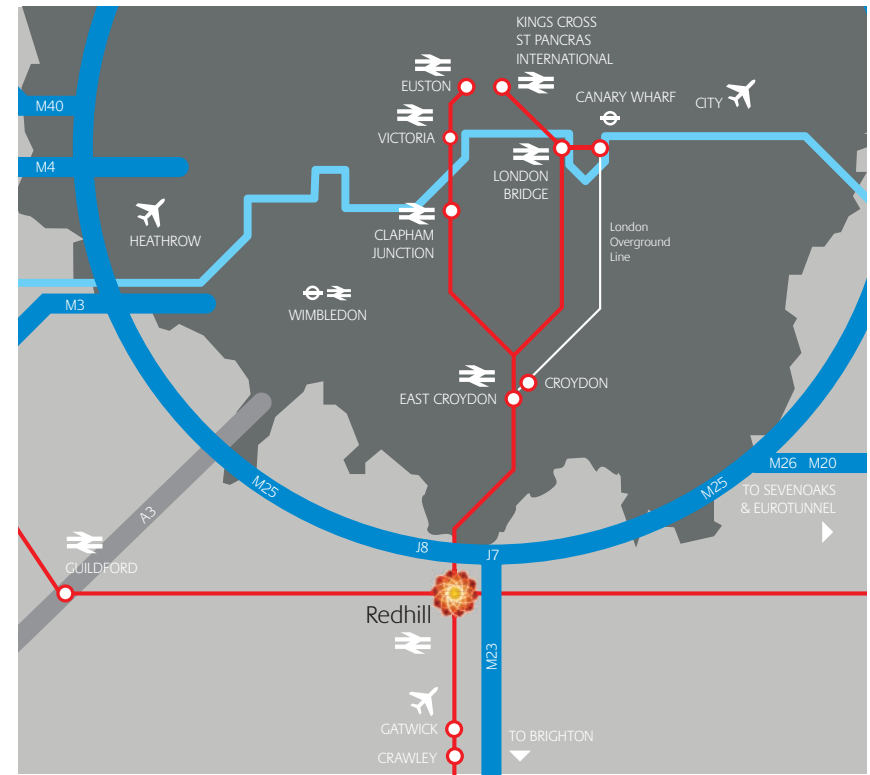
The Pavilion café | Memorial Park

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 short 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.

## Excellent transport connections

Redhill is a strategic business location with excellent connectivity, 3 miles from the M25, half an hour from Central London by train and within 8 miles of Gatwick Airport.



### Road

Redhill Station  
M25 J8  
Gatwick Airport  
Crawley  
Croydon  
Central London  
Heathrow Airport

### Distance (miles)

0.25  
3  
8  
11  
12  
20  
36

### Rail

Gatwick Airport  
East Croydon  
Clapham Junction  
London Victoria  
London Bridge  
Brighton

### Duration (mins)

9  
14  
29  
37  
31  
55

### Trains per hour

5  
6  
6  
6  
3-4  
5

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



**Rhodri Shaw**  
Rhodri.Shaw@realestate.bnpparibas



**Tim Hodges**  
tim.hodges@altusgroup.com



**David Smith**  
David.Smith@michaelrogers.co.uk

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Lamron Estates Ltd

prospero-redhill.com

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