

QUADRANT HOUSE

CATERHAM

REFURBISHED TOWN CENTRE
OFFICES WITH PARKING &
FLEXIBLE MANAGED WORKSTATIONS

CONTEMPORARY NEW OFFICE SPACE WITH GREEN CREDENTIALS IN THE HEART OF CATERHAM

QUADRANT HOUSE HAS UNDERGONE A SUPERB REFURBISHMENT AND NOW OFFERS OCCUPIERS GRADE A OFFICE SPACE WITH AN EXCELLENT SUSTAINABLE SPECIFICATION.

CROYDON ROAD HAS ALSO UNDERGONE EXTENSIVE RE-MODELLING WORKS TO ADD GREENERY, TREES AND RAIN GARDENS AS WELL AS CREATING PUBLIC SEATING AREAS.









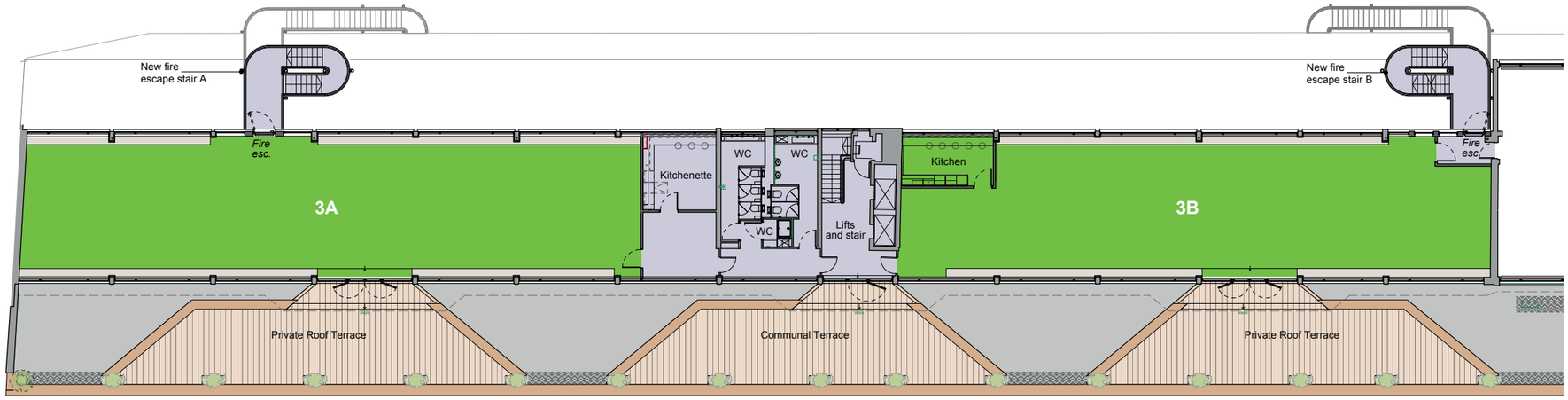


AN INSIRATIONAL WORK PLACE

The refurbished office accommodation benefits from new double glazing and air conditioning, new toilets and showers, new lifts, plug and play fast fibre internet and access to a communal roof terrace. The 3rd floor suites also benefit from private roof terraces.

REFURBISHED OPEN OFFICE SPACE

3



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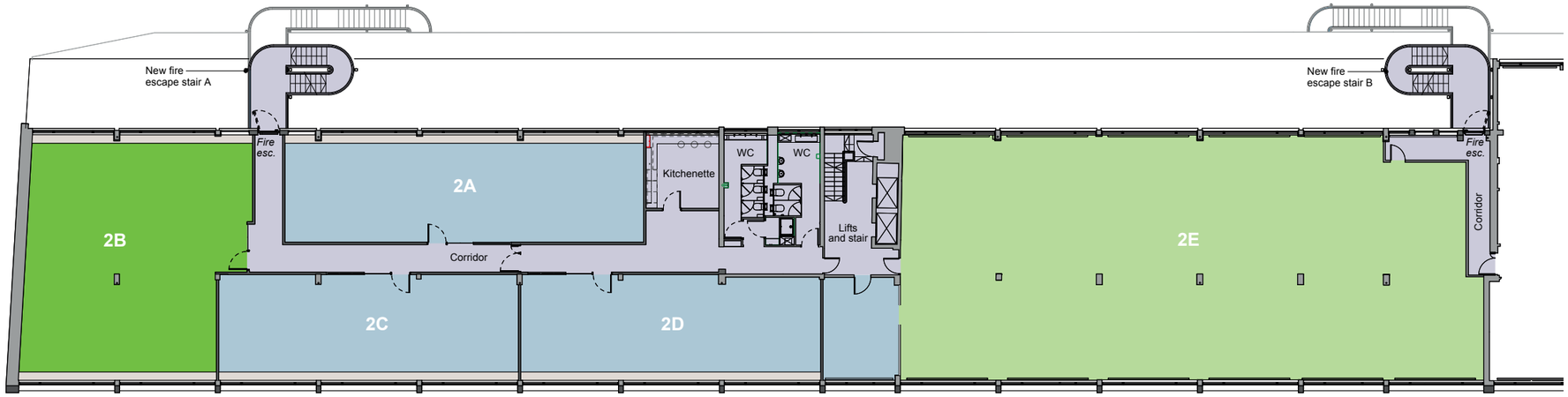

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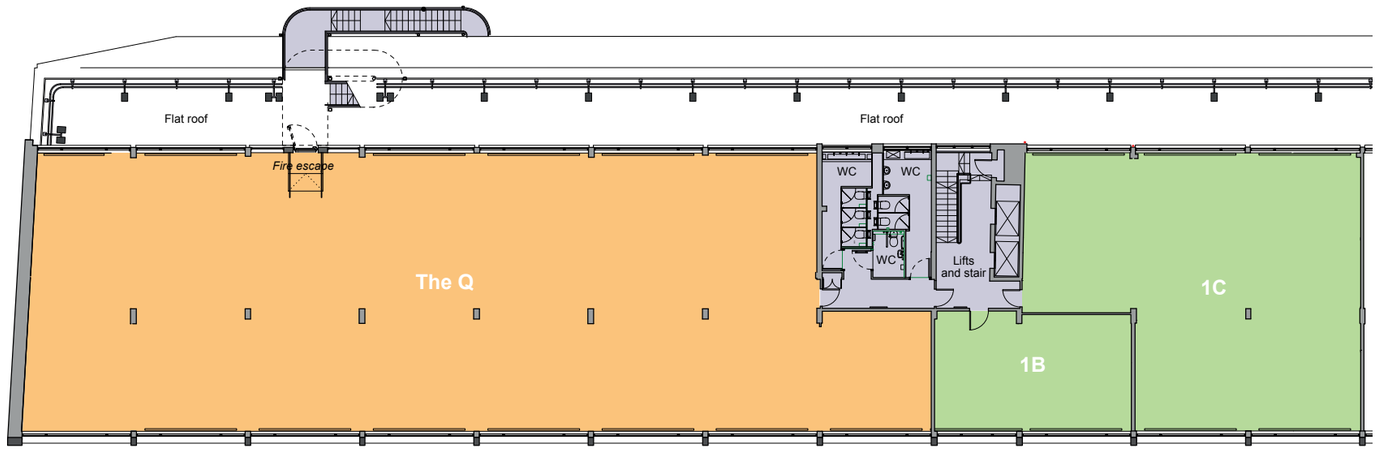

KEY:

- AVAILABLE (Fully Refurbished)
- AVAILABLE
- LET
- THE Q – FLEXIBLE MANAGED OFFICES AND WORKSTATIONS. Please contact the agents for further information

QUADRANT HOUSE SOUTH

Suite	Status	Size Sq Ft	Size Sq M	Car Parking	EPC Rating
3RD FLOOR - Plus Roof Terrace					
3A	Available	2,874	266.96	3	B:28
3B	Available	2,695	250.66	3	B:28
2ND FLOOR					
2A	Let	-	-	-	-
2B	Available	1,532	142.33	2	B:37
2C	Let	-	-	-	-
2D	Let	-	-	-	-
2E	Available	4,533	421.08	6	B:37
1ST FLOOR					
The Q	Managed offices and workstations	-	-	-	-
1B	Available	569	52.86	-	TBC
1C	Available	1,993	195.00	2	C:57

Areas shown are indicated as IPMS

SPECIFICATION

CAR PARKING

CYCLE STORAGE

CAR CHARGING

PERIMETER TRUNKING

NEW TOILETS

NEW SHOWERS

INTERNET READY

ONSITE BUILDING MANAGER

NEW LIFTS

ROOF TERRACE

NEW DOUBLE GLAZING

NEW VRV AIR CONDITIONING













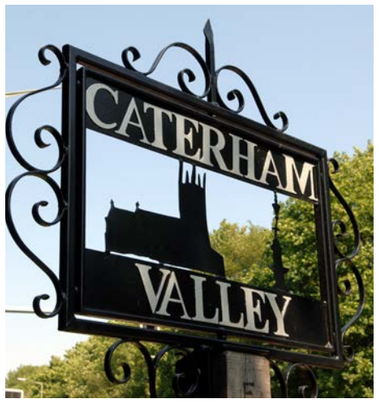





THE PERFECT LOCATION TO WORK

- Wide variety of high street brands including Waitrose, Morrisons, Pizza Express, Café Nero and Costa Coffee, together with numerous independents
- Beautiful outdoor spaces within walking and cycling distance
- For those wishing to exercise there are local gyms and golf courses nearby



CATERHAM VALLEY

KEY:

1. WAITROSE
2. COSTA COFFEE
3. PIZZA EXPRESS
4. CAFFE NERO
5. MORRISONS
6. BOOTS
7. LIDL
8. McDONALD'S
9. GREGGS
10. POST OFFICE
11. KOKORO

P CAR PARKING



TRAVEL TIMES

Regular train services and easy access to the motorway network making connections fast and easy.

DRIVE		TRAIN	
4	M25 - J6	21	CROYDON
17	GATWICK AIRPORT	32	REDHILL
18	REDHILL	43	LONDON BRIDGE
21	CROYDON	44	LONDON VICTORIA

Figures shown are average travel times in minutes.
Source: Googlemaps / nationalrail

LOCATED JUST 18 MILES FROM CENTRAL LONDON, CATERHAM HAS ITS OWN SENSE OF IDENTITY AND GROWING ECONOMY

- Quadrant House is located in Caterham town centre a short walk from the railway station and within London fare zone 6, providing regular services to London Bridge, London Victoria and surrounding towns
- Bus stops are directly outside the building providing services to Croydon, Redhill, Oxted, East Grinstead and Sutton
- Quadrant House is located less than a mile from the A22, Caterham bypass providing a fast link to the M25 at Junction 6 and the national motorway network
- Heathrow Airport is 36 miles away, Gatwick Airport 13 miles

QUADRANT HOUSE



TERMS

There is a wide range of suite sizes and specification available.

For further information and arrangements to view contact the joint agents:

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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. October 2026.

Designed by HEKKTA