

# GROUND FLOOR, REIGATE PLACE, 43 LONDON ROAD, REIGATE, SURREY RH2 9PW



## HIGH QUALITY TOWN CENTRE OFFICE SPACE - TO LET

**3,520 sq ft (327.05 sq m)**

### Location

Reigate is a strategic office location with immediate access to the national motorway network via J8 of the M25 between Gatwick Airport (7 miles) and Heathrow Airport (35 miles). The town has attracted a number of major occupiers including Willis Towers Watson, Kimberly Clark, eSure, Just Retirement and AIG.

Reigate Place is prominently located on London Road, opposite Reigate Railway Station and only 1½ miles from J8 of the M25. Reigate town centre with all of its excellent amenities including a wide selection of restaurants, cafes and coffee shops is only a few minutes' walk away.

### Accommodation (approx NIA)

	SQ FT	SQM
Ground Floor	3,520	327.05
<b>Total</b>	<b>3,520</b>	<b>327.05</b>

### Description

Reigate Place is a modern, purpose built office building split over 4 floors in a landscaped setting. The ground floor office benefits from a 2.5m floor to ceiling height, double glazed windows and good natural light. There is a good parking ratio of approximately 1:344 sq ft.

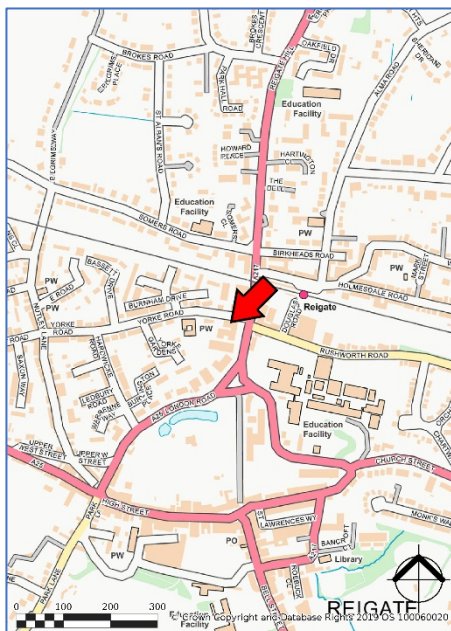
### Key Benefits

- ✓ Double glazed windows
- ✓ Parking ratio of approximately 1:344
- ✓ Video entry system
- ✓ Intruder alarm
- ✓ 24 hour access
- ✓ Good natural light



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## Location Plan



## EPC

D90 valid until 12 October 2030

## Legal Costs

Each party is to bear their own legal costs.

For further information contact:

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February 2021

## Rent

£24.00 per sq ft

## Terms

The suite is available on a new lease direct from the landlord on terms to be agreed.

## Rates

Rateable Value: £61,500

Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable.

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