



PROMINENT OFFICE BUILDING TO LET

16,350 sq ft (1,519 sq m)

Location

Reigate is a strategic office location with immediate access to the national motorway network via Junction 8 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, and Esure.

35 London Road is prominently positioned on the junction of the A25 and A217 at the start of the town's one way system, midway between Reigate station and the historic town centre which is just a short walk via Tunnel Road, a pedestrianised extension of London Road.

Description

A prominent modern detached building on three floors with excellent car parking in Reigate's prime office location. The building has excellent natural light and the office floors provide flexibility for an incoming tenant.

Accommodation (approx NIA)

	SQ FT	SQM
Reception	513	47.66
Ground Floor	4,434	411.93
First Floor	5,406	502.23
Second Floor	5,407	502.33
Garage / Storage	419	38.93
Total	16,350	1,503.08

Key Benefits

- ✓ Air conditioning
- ✓ Fully accessible raised floor
- ✓ Suspended ceiling with recessed lighting
- ✓ Carpeting
- ✓ Male, female and disabled WC facilities
- ✓ Shower room
- ✓ 13 person passenger lift
- ✓ 85 car parking spaces (1:192 sq ft)

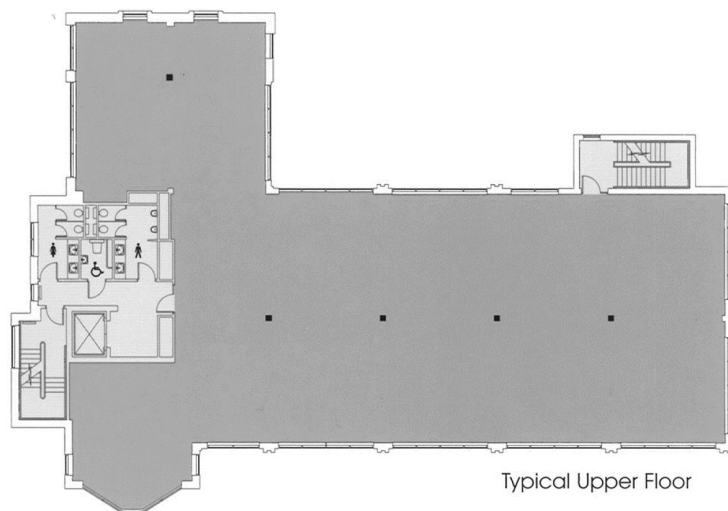
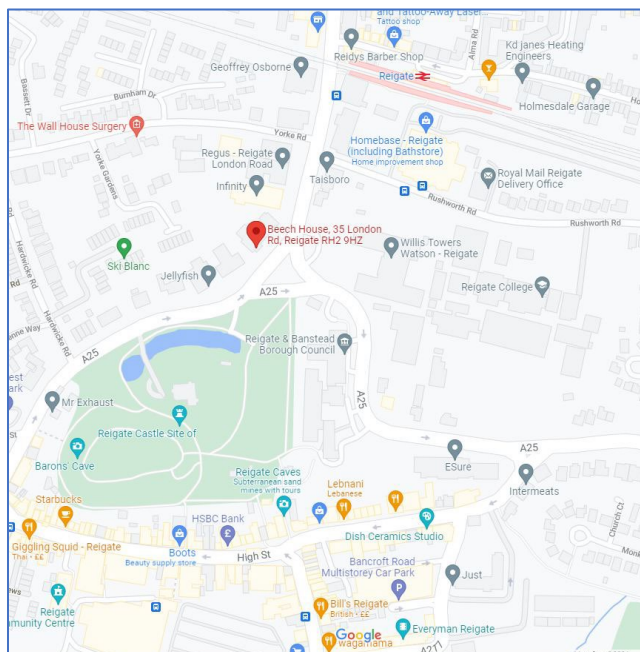




AltusGroup

35 LONDON ROAD, REIGATE, SURREY RH2 9HZ

Location Plan



Terms

New lease(s) available direct from the landlord on terms to be agreed.

Rent

Upon application

Rates

Rateable Value: £350,000
Interested parties should make their own enquiries of the Local Rating Authority to confirm actual rates payable.

EPC

TBC

Legal Costs

Each party is to bear their own legal costs.

For further information contact joint agents:

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