



35 London Road

Reigate, RH2 9HZ

**Prominent Office Building
over three floors with
excellent car parking, in
Reigate's prime office
location**

4,434 to 16,350 sq ft

(411.93 to 1,518.96 sq m)

- 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)

Summary

Available Size	4,434 to 16,350 sq ft
Rent	Rent on application
Rates Payable	£13.49 per sq ft Interested parties are advised to make their own enquiries with the local authority.
Rateable Value	£397,500
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

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.

Property Highlights / Amenities

- Car Parking: Yes
- Total parking spaces: 85

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.

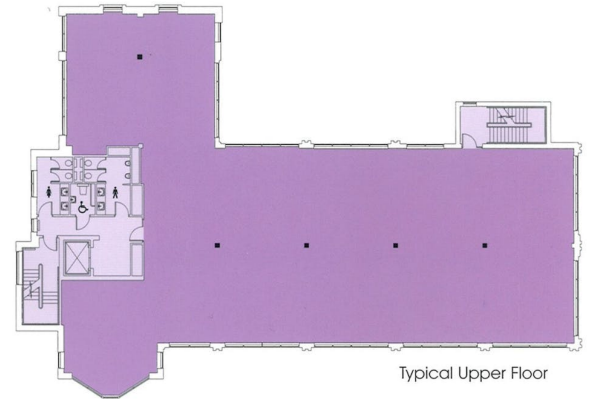
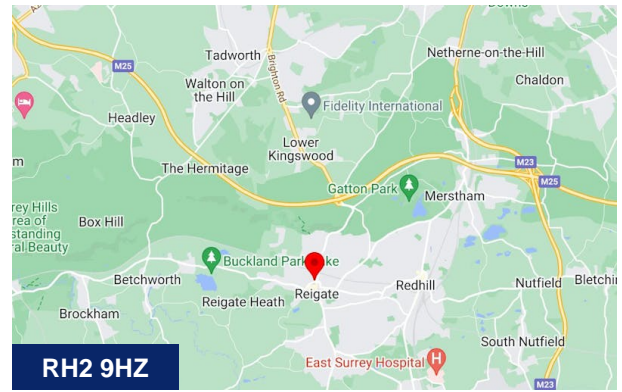
35 London Road is prominently positioned on the junction of the A25 and A217 at the start of the town's one way system, midway between Reigate station and the historic town centre which is just a short walk via Tunnel Road, a pedestrianised extension of London Road.

Accommodation

Name	sq ft	sq m	Availability
Unit - Reception	513	47.66	Available
Ground	4,434	411.93	Available
1st	5,406	502.23	Available
2nd	5,407	502.33	Available
Unit - Garage / Storage	419	38.93	Available
Total	16,179	1,503.08	

Terms

New leases available direct from the Landlord on terms to be agreed.



Viewing & Further Information



Tim Hodges

07818 514403

Tim.Hodges@Ryan.com