

34 BELL STREET, REIGATE RH2 7SL

PRELIMINARY DETAILS



**SECOND FLOOR TOWN CENTRE
OFFICE SPACE WITH PARKING**

£58,150 pax



- Smart second floor office
- Approx 2326 sq ft (216.17m²)
- 8 Car parking spaces
- Kitchen/break out area plus WC facilities
- Access to EV charging points
- Mix of open plan plus meeting rooms

Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01737 229200

LOCATION

The premises are situated in a prominent position by the entrance to Morrisons car park, on Bell Street in the town centre. The town offers many good retailers as well as cafes and restaurants. Reigate train station is an 8 minute walk to the North with J8 of the M25 approx. 1 mile to the North.

DESCRIPTION

Open plan second floor offices currently arranged as open plan space with smart glass partitioning separating 3 board rooms and a large kitchen/break out area. The office is fitted with central heating, Air Conditioning and has raised floors. 8 allocated parking spaces are provided – a rarity in Reigate town centre!

Total NET internal area approx. 2,326 sq ft
(216.17m²)

LEASE TERMS

A new lease is available on a term and rent review pattern to be agreed.

AVAILABILITY

The premises is available for immediate occupation.

RENT

The rent is £58,150 per annum exclusive for the whole.

VAT

We are advised that the premises is elected for VAT.

RATES

From online enquiries we note that the second floor office has a rateable value of £56,000.

Tenant to make own further enquiries

USE

The premises falls under the commercial use class E, which gives flexibility for a variety of uses.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

EPC

The building has an EPC rating of C (73)

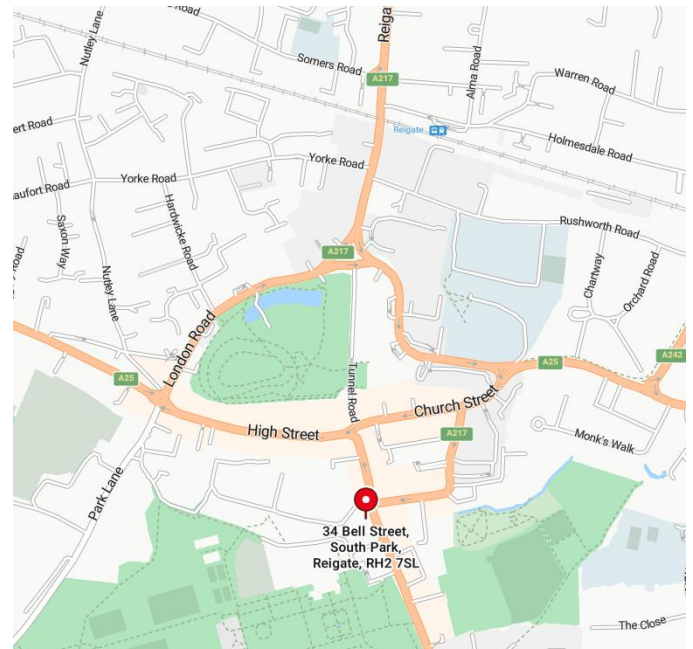
VIEWING

Strictly by prior appointment only through:

ROBINSONS

01737 229200

www.robinsonsmb.com



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

T 01737 229200



