

45 LONDON ROAD REIGATE

2,052 - 12,087 sq ft



ADDRESS

45 London Road
Reigate
RH2 9PY

DESCRIPTION

Prestigious Offices To Let. 45 London Road has been comprehensively refurbished to provide a Grade A specification which has included the offices, common parts and entrance. The building has the following approximate floor areas:

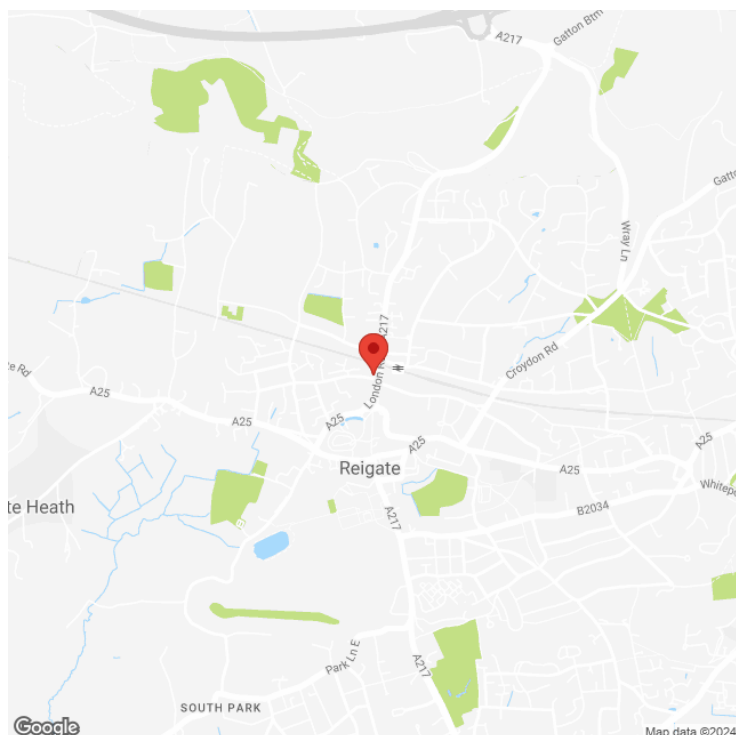
First - Office	4,961 sq ft
Second - Offices	5,074 sq ft
Third (right)- Offices	2,052 sq ft
TOTAL	12,087 sq ft

Requirements from 2,052 to 12,087 sq ft can therefore be satisfied.
Dated: 11/05/2024



SPECIFICATION

- New VRF air-conditioning system
- Full access raised floors
- New metal tile suspended ceilings with new recessed LED lighting
- Newly configured reception area
- Striking new entrance canopy
- New WCs
- New shower and changing room facilities
- Two new 8-person (6,730 kg) lifts
- 32 car parking spaces (1:385 sq ft)
- 4 shared electric car charging points
- Secure cycle parking
- EPC rating B



Tenure	leasehold
Rent	Guide £29.50 per sq ft per annum exclusive
Service Charge	TBA
Rates	TBA
Size	2,052 - 12,087 sq ft

CONTACT

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Dated: 11/05/2024

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