

45 LONDON ROAD REIGATE

1st Floor 4,961 sq ft.



ADDRESS

45 London Road
Reigate
RH2 9PY

DESCRIPTION

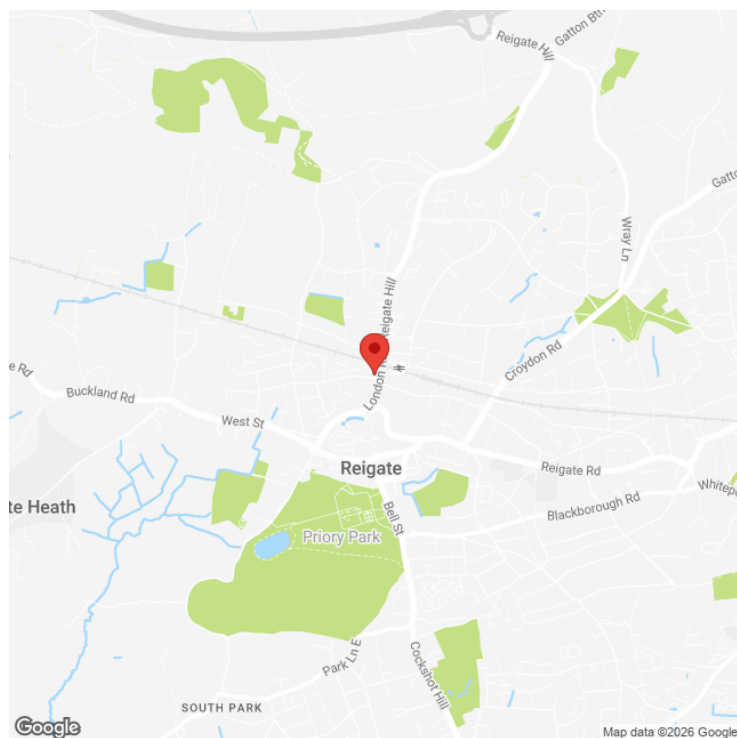
Prestigious Offices To Let. 45 London Road has been comprehensively refurbished to provide a Grade A specification which has included the offices, common parts and entrance. We currently have 4,961 sq ft available on the 1st Floor.

Dated: 17/06/2026



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
- 12 car parking spaces
- 4 shared electric car charging points
- Secure cycle parking
- EPC rating B



Tenure	leasehold
Rent	£31.50 per sq ft per annum exclusive
Service Charge	TBA
Rates	TBA
Size	1st Floor 4,961 sq ft.

CONTACT

David Smith
BSc (Hons) MRICS
T 01737 230739
M 07801 700656
E david.smith@michaelrogers.co.uk

Dated: 17/06/2026

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ