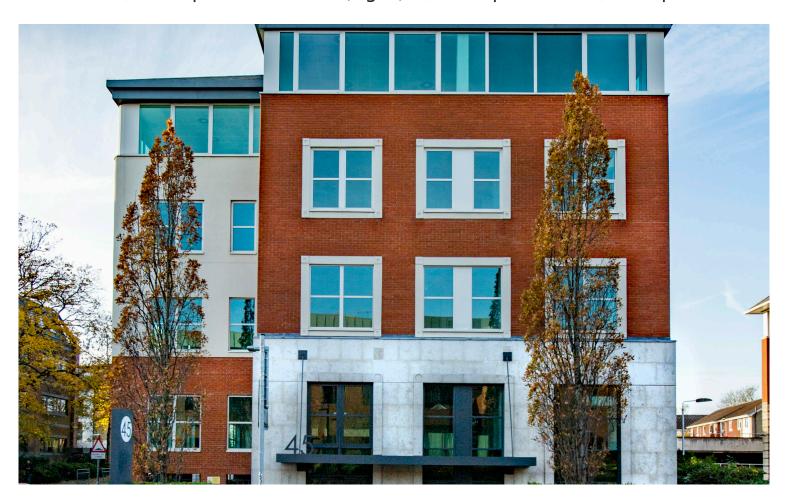




45 LONDON ROAD REIGATE

1st Floor 4,961 sq ft. Third Floor (right) 2,052 sq ft. Total 7,013sq 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
Third (right)- Offices 2,052 sq ft

TOTAL 7,013 sq ft

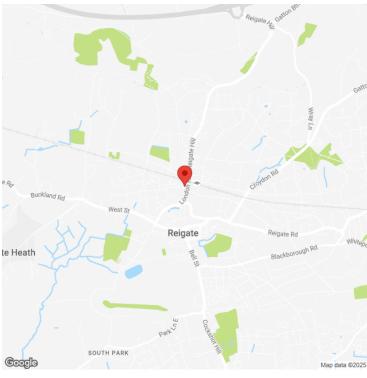
Requirements from 2,052 to 7,013 sq ft can therefore be satisfied.

Dated: 28/10/2025









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
- 18 car parking spaces (1:389 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 1st Floor 4,961 sq ft. Third Floor

(right) 2,052 sq ft. Total 7,013sq

CONTACT

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Dated: 28/10/2025