

**59, ALBERT ROAD NORTH
REIGATE, SURREY
RH2 9EL**

11,628 sq. ft.

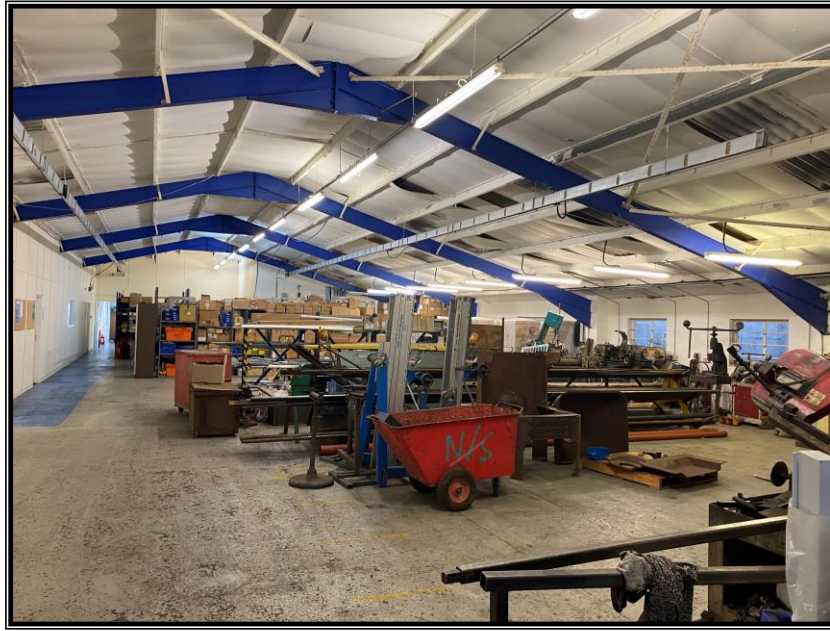


TO LET

01737 230700

Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ Fax: 01737 230701

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LOCATION:

The premises are situated on the Albert Road North Industrial Area to the north of Reigate close to the A25. Reigate town centre and mainline station are within 1½ miles of the site and Junction 8 of the M25 is approximately 2 miles to the north.

DESCRIPTION:

The property is on a self-contained site with frontage to Albert Road North and extends to approximately 11,628 sq ft including office accommodation to the front of the unit with additional office area constructed within the factory. The production/warehouse area is accessed by way of loading doors from the self-contained fenced yard. The property has the benefit of gas and a three phase power supply.

	<u>SQ M</u>	<u>SQ FT</u>
OFFICE/ANCILLARY	272.30	2,931
INDUSTRIAL / WAREHOUSE	<u>807.97</u>	<u>8,697</u>
TOTAL	1,080.27	11,628

Terms: On Application **RV:** April 2017 £51,000

EPC: 76-100 **D** 82 | D

Viewing: By appointment Michael Rogers LLP
Roger Duke
Ddi: 01737-230735
roger.duke@michaelrogers.co.uk

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