

# FONTEYN HOUSE

**Grade A Office Space  
TO LET**

47 – 49 London Road  
Reigate RH2 9PY



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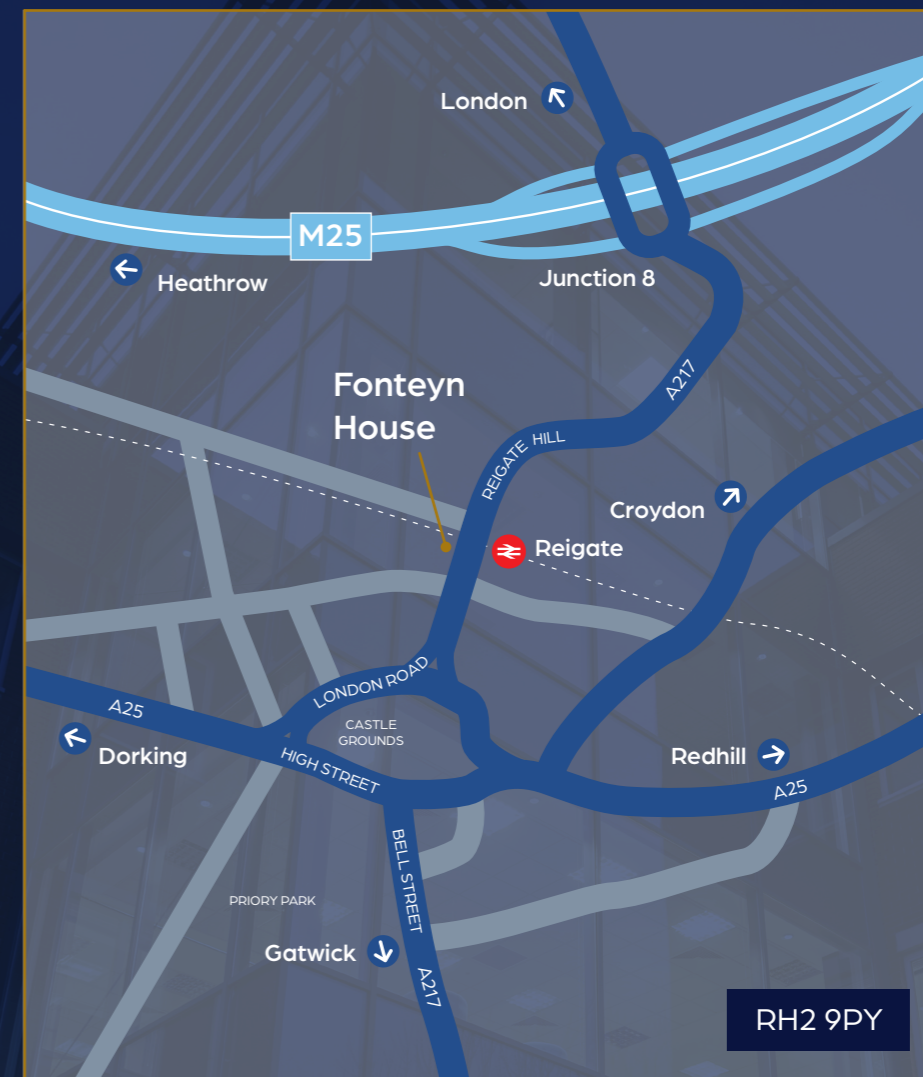
WELCOME

Fonteyn House is a modern high quality office building prominently located at the gateway to Reigate's prime business district. The building offers excellent car parking and a high specification including:

- » Air conditioning
- » Full access raised floors
- » Fully carpeted
- » Suspended ceilings with recessed lighting
- » Passenger lift
- » Demised toilet facilities
- » Feature reception area
- » Excellent natural light with far reaching views of the Surrey Hills
- » Up to 45 allocated car spaces
- » Fitted space mostly open plan with high quality glazed meeting rooms of varying sizes and storage walls
- » Kitchenettes
- » Existing furniture can be provided







LOCATION

Fonteyn House is located in the key strategic town centre adjacent to Reigate railway station which provides a regular service to London and surrounding towns.

Journey times by rail include:

Gatwick	19 minutes
Guildford	25 minutes
East Croydon	28 minutes
London Bridge	25 minutes
London Victoria	25 minutes

The building offers easy access to the M25 at junction 8 providing easy access to the national motorway network.

Journey distances include:

M25 junction 8	1.5 miles
Redhill	2 miles
Gatwick Airport	7.5 miles
Croydon	14 miles
London	25 miles

Reigate is an affluent market town with a vibrant town centre only a short walk from Fonteyn House.

There are comprehensive outdoor amenities including the award winning Priory Park and Castle Grounds. Reigate benefits from excellent schools and offers a wonderful environment to work and live.

The town has attracted many corporate occupiers including Willis Towers Watson, Esure, Udata, Just Group, Deutsche Leasing, Jellyfish Group and AIG Life.



ACCOMODATION

The available accommodation:

Third Floor Let To Puzzler Media  
Second Floor Let To Infinity Tracking  
First Floor 6,350 sq. ft. (590 sq. m.) To Let  
Ground Floor 5,255 sq. ft. (488 sq. m.) To Let  
A total of up to 11,876 sq. ft. can be made available.

The offices have been fitted out to a high standard and the existing furniture can be made available. The fit out is mostly open plan and includes boardroom, meeting rooms of various sizes, kitchenette and break out area, together with storage walls.

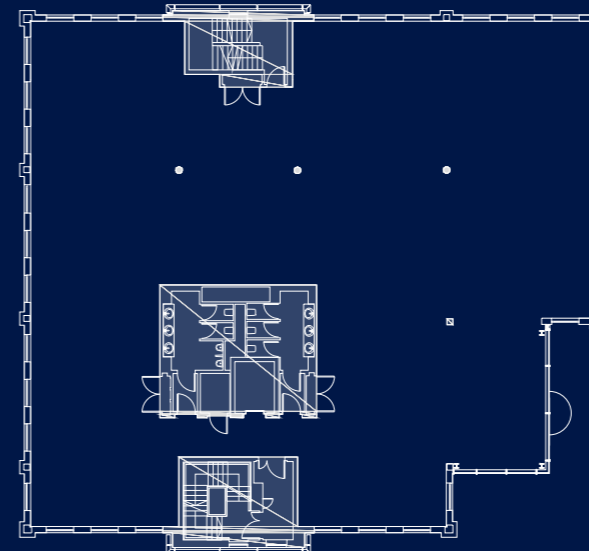
The premises are available as a whole and on a floor by floor basis by way of new subleases for a term to be agreed, but expiring no later than 31st July 2028.

ENERGY PERFORMANCE CERTIFICATE  
Rating D - 80

TERMS  
For financial information and arrangements to view please contact:

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Typical upper floor





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Misrepresentation Act 1967 – March 2022  
Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract.

Michael   
Rogers 

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