

**BANCROFT PLACE,
BANCROFT ROAD, REIGATE,
SURREY, RH2 7RP.
OFFICES TO LET**



1,540 SQ FT (143.07 SQ M)

ON-SITE CAR PARKING SPACES

01737 230700

Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ
www.michaelrogers.co.uk

Bancroft Place is located in the centre of Reigate, immediately opposite the public library, adjacent to the town's multi-storey car park where season tickets are available from Reigate and Banstead Borough Council. Junction 8 of the M25 at Reigate Hill is within 2 miles and Reigate Railway Station with services to Guildford, Reading and London Victoria/Bridge via Redhill is within walking distance.

Reigate is a vibrant market town with excellent local amenities including Banks, quality restaurants, Marks & Spencer, Laura Ashley, a Morrisons supermarket and many independent retailers.

Description:

The available accommodation comprises;

Floor	Size – Sq. Ft.	Car Spaces	EPC Rating
Part Second Floor	1,540	5	TBC

- Refurbished Reception area
- Double glazing
- Recessed LED lighting
- 2 Private Offices, main open plan
- Gas Fired Central Heating
- Full Access Raised Floors
- Suspended Ceiling
- Refurbished Passenger lift

Terms:

The offices are available to let by way of a new lease direct from the Landlord, terms on application.

The service charge is estimated at £5.00 per sq. ft.

VAT is not payable on the rent.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information or to arrange a viewing, please contact:

Mark Skelton
Stiles Harold Williams
Tel: 01372 818181
Email: mskelton@shw.co.uk

David Smith
Michael Rogers LLP
Tel: 01737 230739
Email: david.smith@michaelrogers.co.uk

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

Regulated by RICS