

TO LET



THE OBSERVATORY Castlefield Road, Reigate RH2 0SG
Offices To Let

Two Ground Floor Suites of 4,050 & 5,028 sq ft available

Michael 
Rogers 

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Two Ground Floor Suites - 4,050 & 5,028 sq ft

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VIEWINGS – 01737 230700

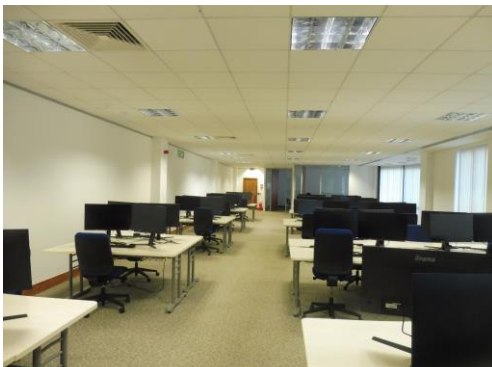
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LOCATION

The Observatory is situated in the centre of Reigate, a short walk from the comprehensive amenities including Priory Park, shops, restaurants and banks. The railway station offers fast and frequent services direct to Gatwick Airport, London Victoria, Guildford, Reading and surrounding towns. There is easy access to the M25 (Junction 8), approximately one mile from the property, providing access to the National Motorway Network. The building is one of Reigate's landmark office headquarters and is highly prominent when entering the town from Redhill.



ACCOMMODATION (NIA)

Ground Floor:

Suite A 4,050 sq ft (376.25 sq m)

Suite B 5,028 sq ft (467.11 sq m)

RATES

Rates payable £8.55 per sq ft per annum exclusive.

We recommend interested parties make their own enquiries with Reigate & Banstead Borough Council.

SERVICE CHARGE

The service charge will be capped at £10 per sq ft exclusive of utilities.

VAT

Chargeable at the prevailing rate.

ANTI MONEY LAUNDERING

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DESCRIPTION

There are two available ground floor suites totalling 4,050 and 5,028 sq ft so requirements up to 9,078 sq ft can be accommodated. The space is currently fully fitted out with meeting rooms, kitchenettes / break out area and furniture can be provided. There is a Grade A specification including:

- Air-conditioning
- Full access raised floors
- Suspended ceiling with recessed lighting
- Manned reception
- Generator UPS back-up
- On-site canteen which can be made available by separate arrangement
- Male, female & disabled WC facilities
- Showers and bicycle parking
- On-site parking ratio 1:340 sq ft



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