

TO LET



SUITE 7, FIRST FLOOR, CHAPTER HOUSE, 33 LONDON ROAD, REIGATE RH2 9HZ

961 sq ft (89.3 sq m)

Modern Air Conditioned Offices To Let with 3 On-Site Car Spaces

**Michael
Rogers**
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Suite 7, First Floor, Chapter House, 33 London Road, Reigate RH2 9HZ

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RENT | £24,000 PER ANNUM EXCLUSIVE

LOCATION

Chapter House is a modern office building divided into 11 suites of various sizes. The building is on London Road, Reigate's prime office location, a short distance from the railway station and town centre amenities. These include Priory Park, Castle Grounds, quality restaurants, Marks & Spencer Food, Morrisons supermarket and many independent retailers.

Reigate is a well established strategic office location, with direct access to the M25 at Junction 8, providing easy access to the National Motorway Network, Gatwick and Heathrow airports.

AMENITIES

Suite 7 is predominantly open plan with a boardroom seating 10 people, kitchenette and store cupboard. The suite benefits from:

- Air conditioning
- Suspended ceiling with Category 2 lighting
- Perimeter trunking with Category 5 cabling
- Double glazing
- Impressive reception area
- 8-person lift
- Video entry phone
- 3 on-site car parking spaces

TERMS

The premises are available by way of a new lease for a term to be agreed, directly from the Landlord.

S/C: £7.50 per sq ft.

Suite 7 has a rateable value of £19,750.

ANTI MONEY LAUNDERING

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