

FOR SALE



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

961 sq ft (89.3 sq m)

Modern Air Conditioned Offices 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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QUOTING PRICE | £335,000 PLUS VAT

LOCATION

Rarely available freehold suite in Chapter House, 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 with excellent links to London, Gatwick Airport and Guildford / Reading to the west. The town centre is characterised by charming boutique shops alongside well know brands such as Morrisons supermarket, Marks & Spencer Food, Boots, Oliver Bonas and Waterstones. Reigate has a variety of restaurants, cafes and delicatessens including Borgo, Bills, Wagamama, Giggling Squid, Gails, Nandos, Pizza Express and Chalk Hills Bakery.

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. Due to these many attributes, Reigate has become a highly sought after location to both live and work.

AMENITIES

Suite 7 is open plan with a kitchenette and 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



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Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

TERMS

A virtual freehold sale by way of a 999 year lease from 20th January 2006, plus a share of the freehold.

S/C 2026: £6,724.57

Suite 7 has a rateable value of £18,500.

ANTI MONEY LAUNDERING

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