

# TO LET



**Suite 8, Pilgrims Court, 15-17 West Street, Reigate, Surrey RH2 9BL**  
**High Quality Second Floor Office Suite with 6 Parking Spaces 1,290 sq ft / 119.9 sq m**

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Rogers**

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## **RENT | £38,500 per annum exclusive**

### **LOCATION**

Reigate is an affluent, vibrant market town and strategic office location with direct access to the M25 at junction 8. There are excellent local amenities including Priory Park, Castle Grounds, banks, quality restaurants, Marks & Spencer, Morrisons supermarket and many independent retailers.

Pilgrims Court is a prominent office building situated in the town centre on the A25, West Street. Reigate railway station is only a 10 minute walk, providing frequent services to central London (London Bridge & Victoria) in a journey time from just 42 minutes. Other surrounding towns such as Redhill, Guildford, Croydon and Gatwick Airport are also directly served.

### **AVAILABILITY**

Pilgrims Court is entered via a smart reception area leading through to the lift lobby which serves all floors.

The available suite on the second floor totals 1,290 sq ft and is open plan offering grade "A" south facing accommodation with stunning views across Reigate Priory Cricket Club from the private balcony.



### **AMENITIES**

The available accommodation benefits from:

- Comfort cooling / heating system
- Suspended ceiling
- New LED lighting will be installed
- New carpet
- Kitchenette
- Private Balcony
- Entry phone system
- 8-person passenger lift
- Full access raised floors
- WC facilities on each floor
- 6 on-site car parking spaces

### **LEASE TERMS**

A new flexible lease is available for a term to be agreed.

### **SERVICE CHARGE**

£8.20 PER SQ FT

### **BUSINESS RATES**

RV £27,500

### **VAT**

The building is subject to VAT.

### **EPC**

EPC RATING C - 75

### **LEGAL COSTS**

Each party to be responsible for their own legal costs

### **ANTI MONEY LAUNDERING**

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