

# TO LET



**Bancroft Place, Bancroft Road, Reigate RH2 7RP**

**Second Floor Office Suite**

**1,540 sq ft / 143 sq m 5 Car Parking Spaces**

**Michael Rogers**

# Bancroft Place, Bancroft Road, Reigate RH2 7RP

## Second Floor Office Suite To Let

Viewing – 01737 230700    David Smith **t.** 01737 230739    **m.** 07801 700656    **e.** [david.smith@michaelrogers.co.uk](mailto:david.smith@michaelrogers.co.uk)



**QUOTING RENT | £24.00 per sq. ft. per annum exclusive**

### LOCATION

The market town of Reigate benefits from a wide range of amenities including national and independent retailers, a Morrisons supermarket, a gymnasium together with an array of restaurants and coffee shops.

Bancroft Place is situated in the town centre adjacent to the multi-storey car park. Reigate rail station is within a short walking distance offering services to London Victoria and London Bridge via Redhill. The M25 can be accessed at Junction 8, approximately two miles distant.

### DESCRIPTION

The available office suite is located on the second floor of the building. The accommodation has been refurbished to provide quality office space.

### ACCOMMODATION

Net Internal Area	Sq Ft	Sq M	Parking
Second Floor – Suite 2	1,540	143	5

### AMENITIES

- Gas fire central heating
- Full access raised floor
- Double glazing
- Suspended ceilings with new recessed LED lighting
- On-site car parking spaces
- Passenger lift

### SERVICE CHARGE

Circa £7.00 per sq. ft.

### RATES

RV Second Floor £35,000

### TERMS

The offices are available to let by way of a new flexible lease direct from the Landlord.

### VAT

VAT is not payable on the rent.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### ENERGY PERFORMANCE CERTIFICATE (EPC)

Second Floor – D 86

### 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.

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