

# TO LET



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

**OFFICE – 2 SUITES WITH PARKING**

**1,540 sq. ft. / 143 sq. m. & 3,155 sq. ft. / 293 sq. m.**

**Michael  
Rogers**

# Bancroft Place, Bancroft Road, Reigate RH2 7RP

## 2 Office Suites 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 office suites available are located on the ground and second floor and can be made available individually or as a pair.

The ground floor comprises of meeting rooms, private offices, break-out space and comms room. The second-floor 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
Ground Floor	3,155	293	10
TOTAL	4,695	436	15

### SERVICE CHARGE

Circa £6.50 per sq. ft.

### RATES

RV Ground Floor £62,000  
RV Second Floor £35,000

### TERMS

The offices are available to let by way of new flexible leases 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)

Ground Floor – New EPC in the process of being obtained  
Second Floor – D 86

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### 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
- Air Conditioning to the ground floor



### ANTI MONEY LAUNDERING

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