

The background is a solid blue color with several white geometric lines. On the left, there are several parallel lines forming a large, irregular shape that resembles a stylized 'L' or a corner. On the right, there are several parallel lines forming a large, irregular shape that resembles a stylized 'C' or a curved wall. In the bottom right corner, there are several parallel lines forming a large, irregular shape that resembles a stylized 'S' or a curved wall.

GRADE A REFURBISHED
OFFICE BUILDING
TO LET

2ND FLOOR NOW LET

LONDON ROAD
REIGATE



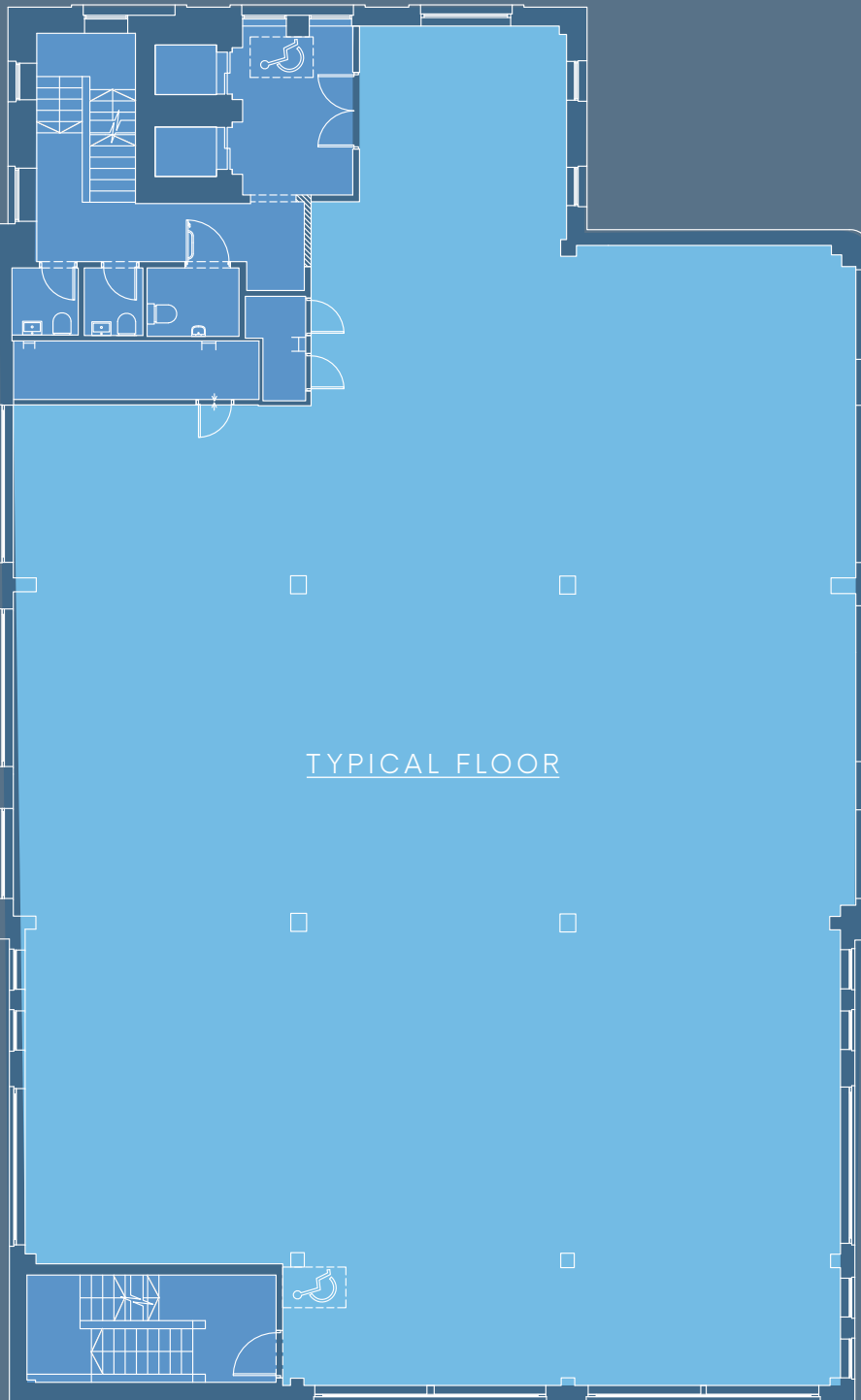
A prominent and prestigious town centre office building situated in an unrivalled location within a 2 minute walk of the railway station.

45 London Road has been comprehensively refurbished and repositioned to create high specification Grade A office accommodation.

The part third floor suite is also now available with a brand new contemporary fully furnished fit out.

AREA	SQ FT	SQ M	AVAILABILITY
FIRST FLOOR	4,961	461.0	AVAILABLE
SECOND FLOOR	-	-	LET
THIRD FLOOR (RIGHT)*	2,052	190.7	AVAILABLE
THIRD FLOOR (LEFT)	-	-	LET
FOURTH FLOOR	-	-	LET
TOTAL	7,013	651.7	

*Fully fitted and furnished
Approximate IPMS 3 Floor Areas



TYPICAL FLOOR



NEW VRF AIR
CONDITIONING
SYSTEM



NEW SHOWERS,
CHANGING ROOMS
AND SECURE BIKE
STORAGE



FULL ACCESS
RAISED FLOORS



NEW LED
LIGHTING



SKA GOLD
RATING



EPC B



NEW 2 X 8 PERSON
(630 KG) LIFTS



BACKBONE
FIBRE READY



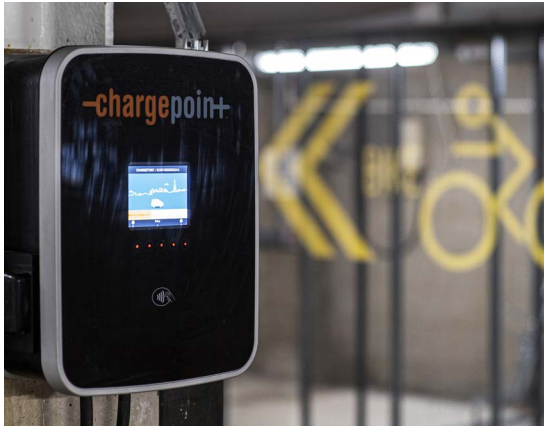
18 CAR PARKING
SPACES (1,389 SQ FT)
4 SHARED ELECTRIC CAR
CHARGING POINTS

Highly efficient and
appealing workspace
fully fitted and furnished

45 London Road provides highly sustainable, flexible
and energy efficient office accommodation with new
M&E throughout, achieving an EPC rating of B and SKA
Gold standard for environmental assessment. The
building also benefits from a newly remodelled and
re-landscaped arrival experience and reception area.



45 London Road benefits from high quality finishes and amenities throughout, together with far reaching views over the Surrey Hills.



Key

- | | |
|-------------------------|-----------------------|
| 1. Willis Towers Watson | 6. Opus Telecoms |
| 2. Jellyfish | 7. Regus |
| 3. Workplace Creations | 8. Danisco UK Limited |
| 4. Hyundai Capital | 9. Octavius |
| 5. Lovering Foods | 10. Infinity |

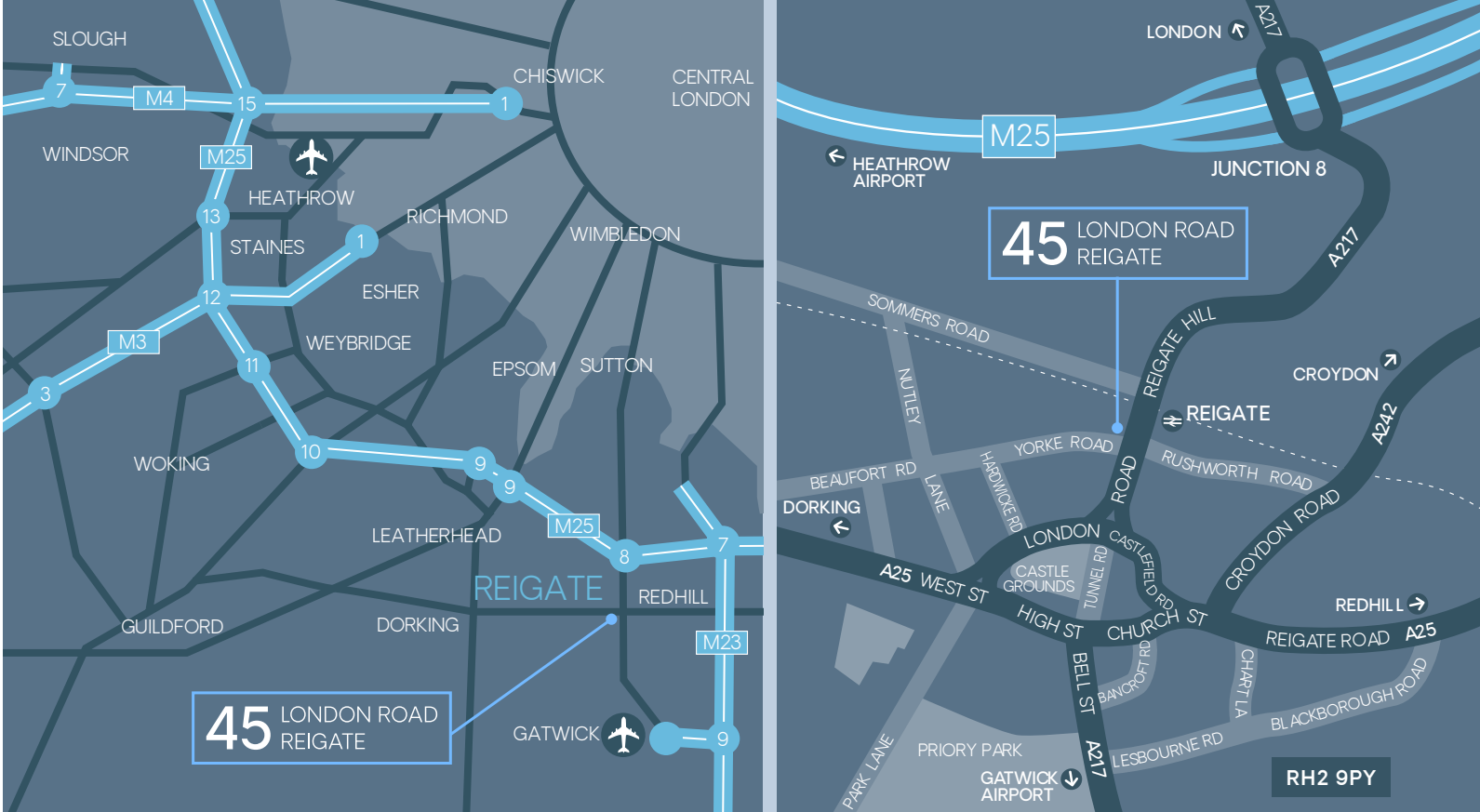
45 LONDON ROAD REIGATE



45 London Road is situated within only a few minutes' walk of the highly appealing amenities of Reigate Town Centre. This affluent market town is the perfect location to both live and work, with a wealth of beautiful outdoor amenity including Priory Park and Castle Grounds. Framed by the backdrop of the Surrey Hills, Reigate is a great location for staff wellness and wellbeing.



View from the 4th Floor



Indicative maps only. Not to Scale

London Road is Reigate's premier office location

...come and join the many corporate occupiers that have made the town their home including Esure, Willis Towers Watson, Hyundai Capital, Tesco Underwriting and Osborne Plc.

The town benefits from excellent road connectivity with Junction 8 of the M25 at Reigate Hill providing easy access to the national motorway network. Gatwick Airport is also only 8 miles to the south.

Reigate Railway Station is only a 2 minute walk and provides regular services to Central London, Gatwick Airport, Croydon and Redhill, as well as Dorking, Guildford and Reading to the west.

By Road	miles
J8 M25	1.5
Redhill	2
Gatwick Airport	7.5
Crawley	11
Croydon	14
London	25
Heathrow Airport	28

By Rail	mins
Gatwick	19
Guildford	25
Croydon	28
London Bridge	42
London Victoria	47
Reading	63

Source: Google Maps, www.nationalrail.co.uk

Approximate distances and journey times



The High Street is characterised by charming boutique shops alongside a number of known brands such as Oliver Bonas, M&S, Fat Face, WH Smith and Boots.



The town is also well known for its excellent variety of restaurants, cafes, delicatessens and pubs. High street brands and gourmet independent operators including Bills, Wagamama, Café Rouge, Giggling Squid, Gails, Pizza Express, Nandos, and Chalk Hills Bakery offer a vast array of cuisines.



Outdoor dining on Tunnel Road

Owned and
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