

FREEHOLD INVESTMENT FOR SALE



PILGRIMS COURT, 15-17 WEST STREET, REIGATE, SURREY RH2 9BL
Freehold Office Investment for Sale

Michael 
Rogers 

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Freehold Office Investment for Sale

VIEWINGS – 01737 230700 David Smith **t** : 01737 230739 **e** : david.smith@michaelrogers.co.uk

**Michael
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PRICE: £2,250,000 (Two Million, Two Hundred and Fifty Thousand Pounds)

PILGRIMS COURT

Pilgrims Court is a prominent office building situated in Reigate town centre on the A25, West Street. The property is entered via a smart reception area leading through to the lift lobby which serves all floors. Pilgrims Court offers excellent Grade A office accommodation.

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.,

Reigate is an affluent market town with a wealth of outdoor amenities including award winning Priory Park and the nearby Castle Grounds, there are views over Reigate Cricket Club from the rear facing suites. The town is characterised by charming boutique shops alongside a number of well-known brands such as M & S, Boots, Oliver Bonas and W H Smith. Reigate is also known for its variety of restaurants, cafes and delicatessens including Bills, Wagamama, Giggling Squid, Gails, Pret a Manger, Pizza Express, Nando's and Chalk Hills Bakery.



BUILDING AMENITIES

Pilgrims Court is divided into eight high quality suites which all benefit from:

- Air conditioning / comfort cooling & heating
- Suspended ceilings
- New LED lighting
- Full access raised floors
- New carpets
- Individual kitchenettes
- WC facilities on each floor
- 8-person passenger lift
- Newly decorated
- Gas fired central heating
- Excellent car parking allocation (33 spaces)



TERMS

The freehold interest is available at a price of £2,250,000 plus VAT (Two Million, Two Hundred and Fifty Thousand Pounds).

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Adjacent to Reigate Cricket Ground

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating : C - 75

TENANCY SCHEDULE

Please see Appendix attached

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result it 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 check.

VIEWING / FURTHER INFORMATION

Contact: David Smith

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Size	Address	Status	Terms	Rent per sq. ft.
Suite 1 638 sq. ft. incl. 3 cars	Pilgrims Court, 15/17 West Street, Reigate RH2 9BL	Let to Sitting In Comfort Ltd 10 years from 15th July 2025 with mutual option to break at the end of the 3 rd , 4 th and 5 th years on giving 6 months advance notice.	£19,150 per annum exclusive	£30.00
Suite 2 1,102 sq. ft. incl. 5 cars	Pilgrims Court, 15/17 West Street, Reigate RH2 9BL	Vacant.	Quoting £33,000 per annum exclusive	£30.00
Suite 3 429 sq. ft. incl. 3 cars	Pilgrims Court, 15/17 West Street Reigate RH2 9BL	Let to Tim Greenwood Associates 7 years from 1 st November 2021 with tenant option to break on 1 st November 2027 giving 6 months advance notice.	£13,870 per annum exclusive	£32.33
Suite 4 615 sq. ft. incl. 4 cars	Pilgrims Court, 15/17 West Street Reigate RH2 9BL	Let to Frank Crossley & Son Ltd 5 years from 29 th September 2023. Tenant option to break 29 th September 2026 on giving 6 months advance notice.	£20,000 per annum exclusive	£32.52
Suite 5 620 sq. ft. incl. 2 cars	Pilgrims Court, 15/17 West Street Reigate RH2 9BL	Vacant.	Quoting £19,500 per annum exclusive	£31.45
Suite 6 570 sq. ft. incl. 5 cars	Pilgrims Court, 15/17 West Street Reigate RH2 9BL	Let to Bayford New Horizons Ltd 5 year lease from 29 th September 2023.	£19,100 per annum exclusive	£33.50
Suite 7 655 sq. ft. incl. 3 cars	Pilgrims Court, 15/17 West Street Reigate RH2 9BL	Let to Solution Cell Ltd 5 years from 1 st February 2024. Tenant option to break 1 st February 2027 on giving 6 months advance notice.	£19,100 per annum exclusive	£29.16
Suite 8 1,290 sq. ft. incl. 7 cars	Pilgrims Court, 15/17 West Street Reigate RH2 9BL	Let to U-Blox UK Ltd 5 years from 15 March 2024. Tenant option to break 15 March 2026 on giving 6 months advance notice.	£38,500 per annum exclusive	£29.84