



**MAKING
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SHW.CO.UK

TO LET

OFFICE – 2 SUITES, 1,540 & 1,624 SQ FT (143 & 151 SQ M)
Bancroft Place, Bancroft Road, Reigate, Surrey, RH2 7RP

DESCRIPTION

The available accommodation comprises two suites on first and second floor available individually or as a pair.

The space has been refurbished to provide good quality suites with the benefit of some fit out.

LOCATION

Bancroft Place is located in the centre of Reigate, immediately opposite the public library, adjacent to the town's multi-storey car park where season tickets are available from Reigate and Banstead Borough Council.

Junction 8 of the M25 at Reigate Hill is within 2 miles and Reigate Railway Station with services to Guildford, Reading and London Victoria/London Bridge via Redhill is within walking distance.

Reigate is a vibrant market town with excellent local amenities including Banks, quality restaurants and many independent retailers, Morrisons Supermarket and gym.

ACCOMMODATION (NIA)

	SQ FT	SQ M	PARKING
2nd Floor – Suite 2	1,540	143	5
1st Floor	1,624	151	5
TOTAL	3,164	294	10

AMENITIES

- Gas fired central heating
- Complete redecoration
- Full access raised floors
- Double glazing
- Suspended ceiling with recessed lighting
- On-site car parking spaces
- Passenger lift.

RENT

The quoting rent is £24.00 per sq ft, per annum exclusive

RATES

Rateable Value: 1st floor £34,000

Rateable Value: 2nd floor £35,000

SERVICE CHARGE

To be confirmed.

TERMS

The offices are available to let by way of new lease direct from the landlord.

VAT

VAT is **not** payable on the rent.

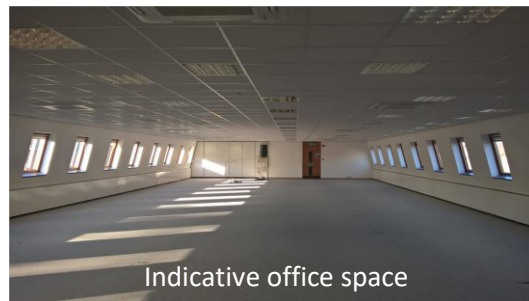
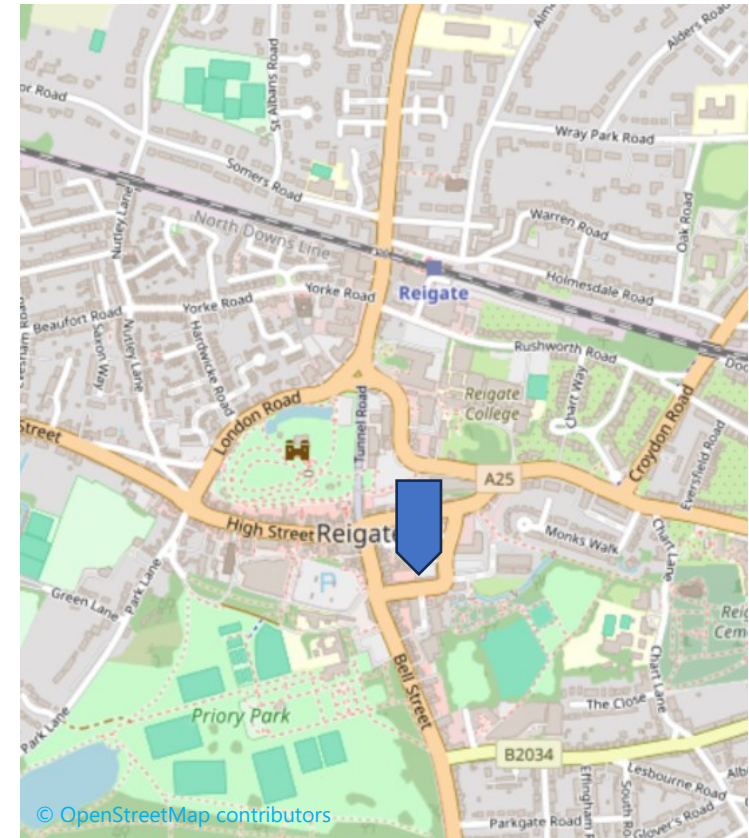
LEGAL COSTS

Each party to be responsible for their own legal costs.

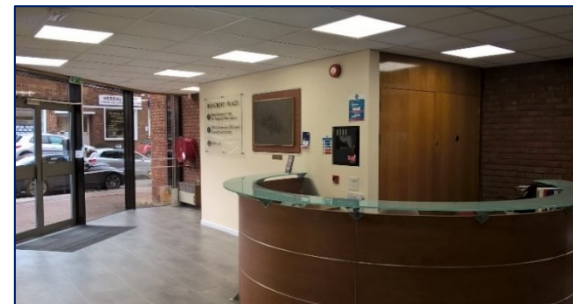
EPC

1st floor – C-73

2nd floor – D-86



Indicative office space



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