

# LONDON COURT

39 LONDON ROAD  
REIGATE  
RH2 9AQ

TO LET - GRADE A OFFICE SPACE  
2,500 – 16,958 SQ FT (232.2 – 1575.5 SQ M)







# DESCRIPTION

London Court is a prominent, modern office building, with a striking glass facade. The available space is the whole top floor which has been refurbished to a high standard, achieving EPC B and providing an excellent working environment with good natural light, views and a large terrace. The ground floor will be available in the autumn and an occupier could benefit from existing tenants fit out. The building was newly developed in 2009 and provides the following high quality Grade A specification:



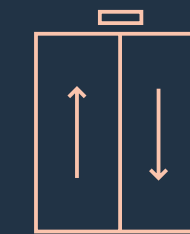
Full access raised floors



70 onsite car parking spaces (1:510 sq ft ratio)



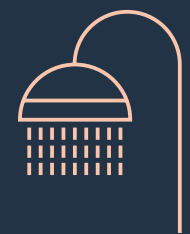
VRF air conditioning



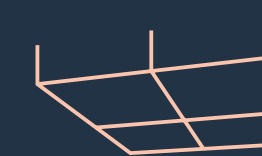
Two Schindler 8 person passenger lifts



Cycle racks



WCs and showers on all floors



Suspended ceilings with metal tiles & LED lighting



EPC B



Terrace



# AVAILABILITY

Floors can be split from 2,500 sq ft (232.3 sq m)

FLOOR	NIA (sq ft)	NIA (sq m)
Ground Floor	8,864	823.5
Third Floor	8,094*	751.9
<b>TOTAL</b>	<b>16,958</b>	<b>1,575.4</b>

\*Third floor 792 sq ft roof terrace excluded



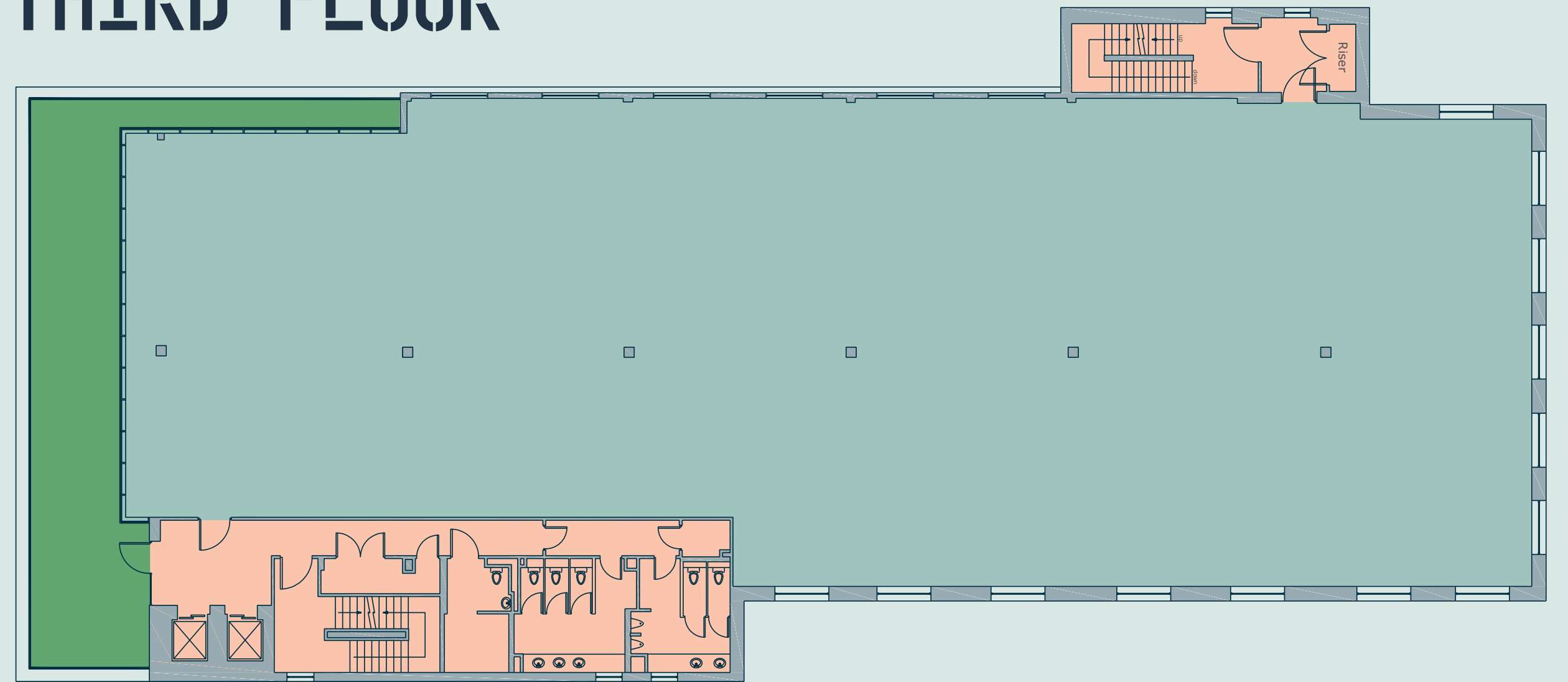
## THIRD FLOOR

### KEY

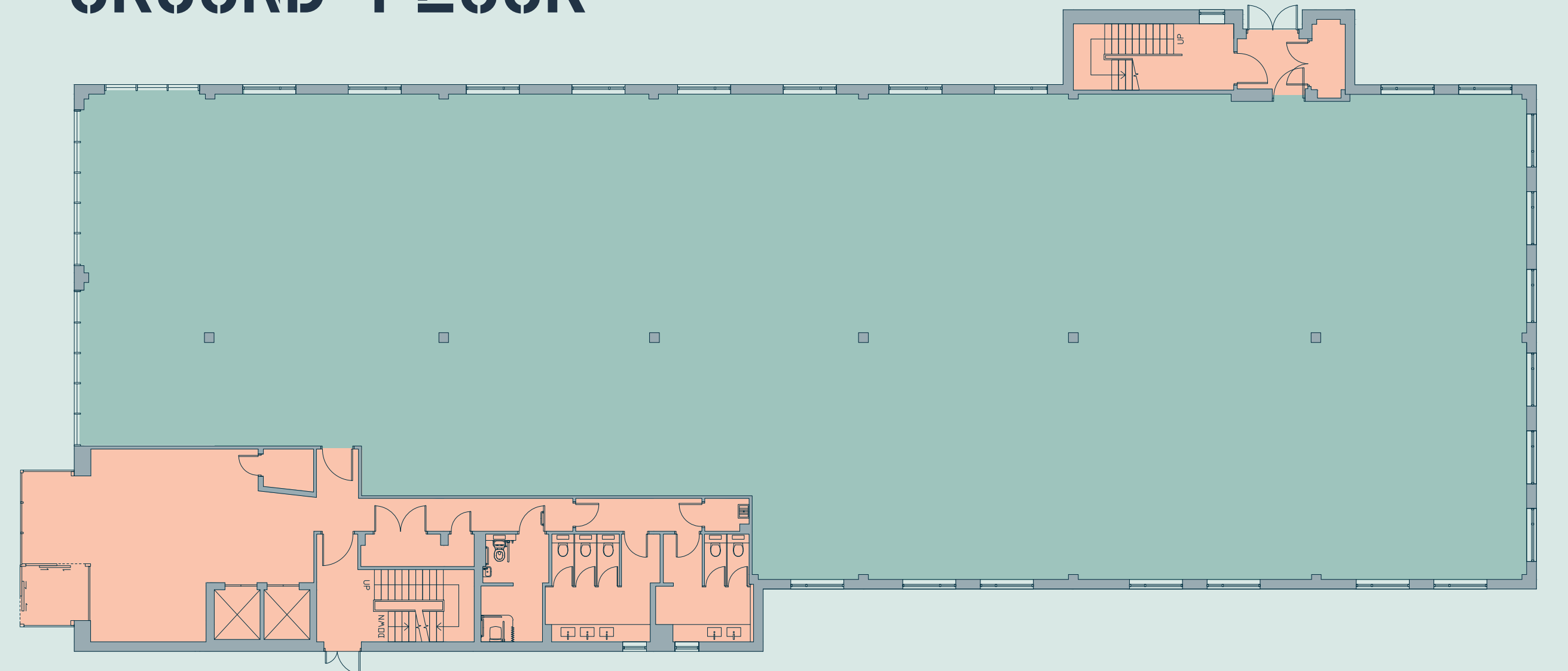
Office

Core

Terrace



## GROUND FLOOR





# LOCATION

Reigate is an attractive market town approximately 20 miles south of central London and strategically located at the junction of the A217 and A25. The M25 J8 is approximately 1.5 miles, Gatwick Airport is within 8 miles and the main line station is a short walk, 300 M, and provides services to central London direct to Victoria, journey times are approximately 45/50 minutes.

The property is situated in the prime office pitch to the north of the centre, approximately 5 mins walk of the High Street which provides a good level of amenities, shops, restaurants and coffee shops including Morrisons, M&S food, Wagamama, Pret and The Priory park. It is an established, M25 office location with occupiers including Willis Towers Watson, AIG, Esure, Osbornes and Surrey County Council.



Reigate High Street amenities include:

**COSTA**

★ **PRET A MANGER** ★

**Morrisons**



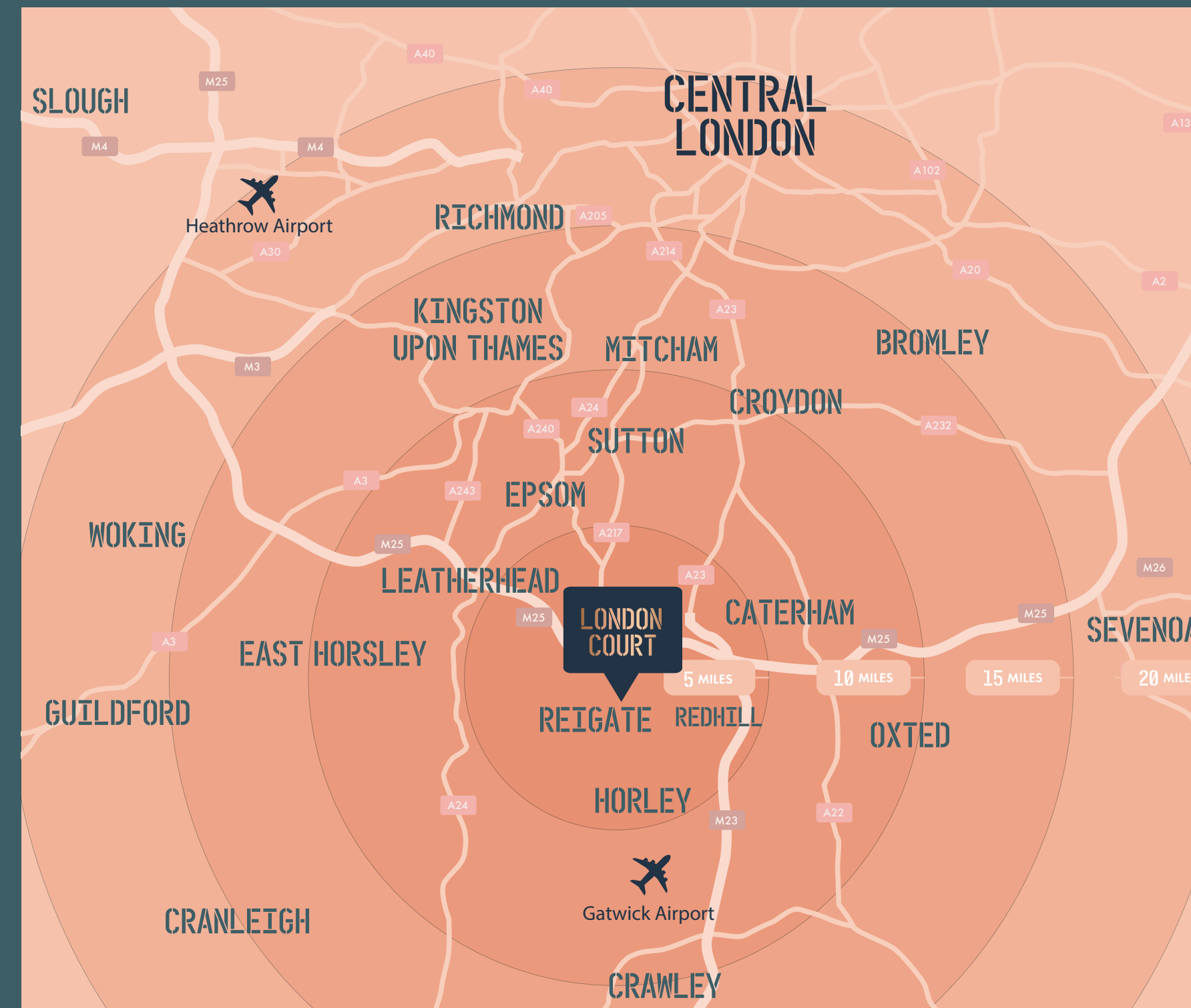
**CÔTE**

**wagamama**

**M&S**

**GAIL'S**

**Bill's**



**46** MINUTES FROM REIGATE TO LONDON



**5** MINUTE DRIVE TO JUNCTION 8 OF THE M25



**7** MILES FROM GATWICK INTERNATIONAL AIRPORT





# CONTACTS

## LEASE

The floors are available to let, individually or combined, on a new equivalent full repairing and insuring lease for a term to be agreed.

## RENT

Rent upon application.

## VAT

VAT will be applicable.

For further information or to arrange a viewing please contact the following:



**SHW**

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REIGATE