

45 LONDON ROAD REIGATE

1st Floor 4,961 sq ft. 2nd Floor 5,074 sq ft. Third Floor (right) 2,052 sq ft.
Total 12,087 sq ft.



ADDRESS

45 London Road
Reigate
RH2 9PY

DESCRIPTION

Prestigious Offices To Let. 45 London Road has been comprehensively refurbished to provide a Grade A specification which has included the offices, common parts and entrance. The building has the following approximate floor areas:

First - Office	4,961 sq ft
Second - Offices	5,074 sq ft
Third (right)- Offices	2,052 sq ft
TOTAL	12,087 sq ft

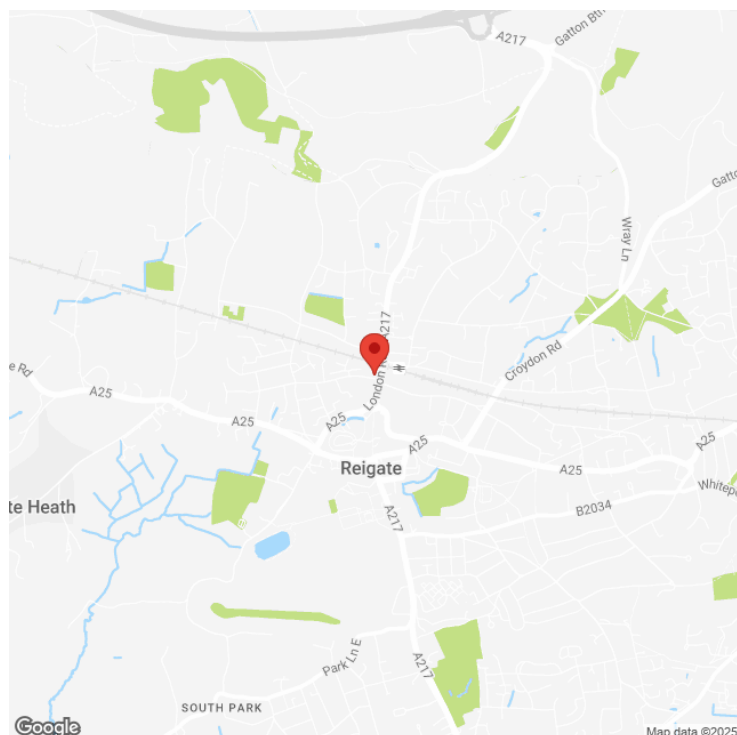
Dated: 06/04/2025

Requirements from 2,052 to 12,087 sq ft can therefore be satisfied.



SPECIFICATION

- New VRF air-conditioning system
- Full access raised floors
- New metal tile suspended ceilings with new recessed LED lighting
- Newly configured reception area
- Striking new entrance canopy
- New WCs
- New shower and changing room facilities
- Two new 8-person (6,730 kg) lifts
- 32 car parking spaces (1:385 sq ft)
- 4 shared electric car charging points
- Secure cycle parking
- EPC rating B



Tenure	leasehold
Rent	Guide £29.50 per sq ft per annum exclusive
Service Charge	TBA
Rates	TBA
Size	1st Floor 4,961 sq ft. 2nd Floor 5,074 sq ft. Third Floor (right) 2,052 sq ft. Total 12,087 sq ft.

CONTACT

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Dated: 06/04/2025

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