

## 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
<b>TOTAL</b>	<b>12,087 sq ft</b>

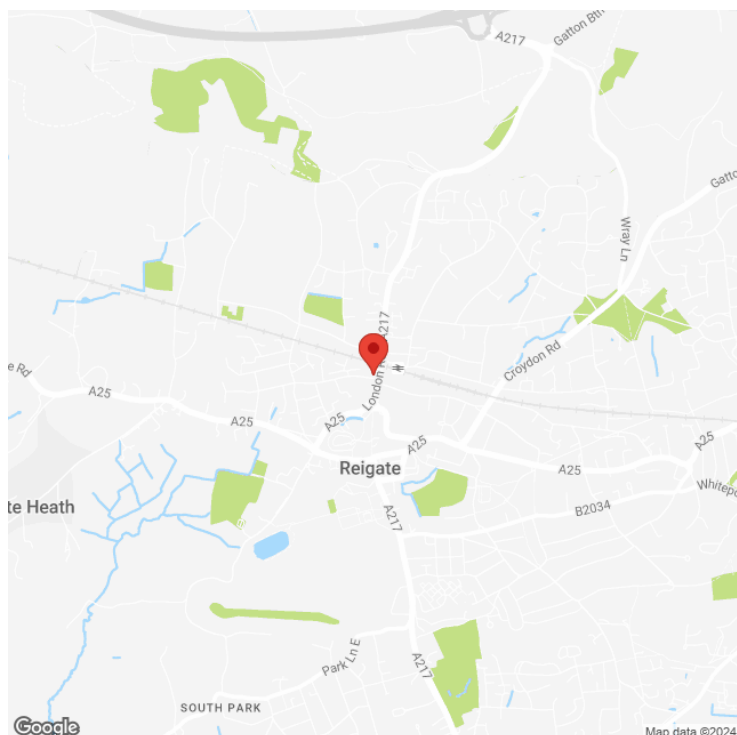
Dated: 23/11/2024

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



<b>Tenure</b>	leasehold
<b>Rent</b>	Guide £29.50 per sq ft per annum exclusive
<b>Service Charge</b>	TBA
<b>Rates</b>	TBA
<b>Size</b>	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: 23/11/2024

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