

TO LET



Bancroft Place, Bancroft Road, Reigate RH2 7RP

OFFICE – 2 SUITES WITH PARKING

1,540 sq. ft. / 143 sq. m. & 3,155 sq. ft. / 293 sq. m.

Michael 
Rogers 

Bancroft Place, Bancroft Road, Reigate RH2 7RP

2 Office Suites To Let

Viewing – 01737 230700 David Smith t. 01737 230739 m. 07801 700656 e. david.smith@michaelrogers.co.uk



QUOTING RENT | £24.00 per sq. ft. per annum exclusive

LOCATION

The market town of Reigate benefits from a wide range of amenities including national and independent retailers, a Morrisons supermarket, a gymnasium together with an array of restaurants and coffee shops.

Bancroft Place is situated in the town centre adjacent to the multi-storey car park. Reigate rail station is within a short walking distance offering services to London Victoria and London Bridge via Redhill. The M25 can be accessed at Junction 8, approximately two miles distant.

DESCRIPTION

The office suites available are located on the ground and second floor and can be made available individually or as a pair.

The ground floor comprises of meeting rooms, private offices, break-out space and comms room. The second-floor accommodation has been refurbished to provide quality office space.

ACCOMMODATION

Net Internal Area	Sq Ft	Sq M	Parking
Second Floor – Suite 2	1,540	143	5
Ground Floor	3,155	293	10
TOTAL	4,695	436	15

SERVICE CHARGE

Circa £6.50 per sq. ft.

RATES

RV Ground Floor £62,000
RV Second Floor £35,000

TERMS

The offices are available to let by way of new flexible leases direct from the Landlord.

VAT

VAT is not payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground Floor – New EPC in the process of being obtained
Second Floor – D 86

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AMENITIES

- Gas fire central heating
- Full access raised floor
- Double glazing
- Suspended ceilings with new recessed LED lighting
- On-site car parking spaces
- Passenger lift
- Air Conditioning to the ground floor



ANTI MONEY LAUNDERING

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