The background is a solid blue color. Overlaid on this are several white, thin, double-lined geometric shapes. On the left, there are several overlapping rectangular and trapezoidal shapes, some with a slight perspective. On the right, there are more complex shapes, including a large trapezoid with a curved bottom edge and several smaller, overlapping shapes below it. The overall effect is a modern, architectural graphic.

GRADE A REFURBISHED
OFFICE BUILDING
TO LET

LONDON ROAD
REIGATE

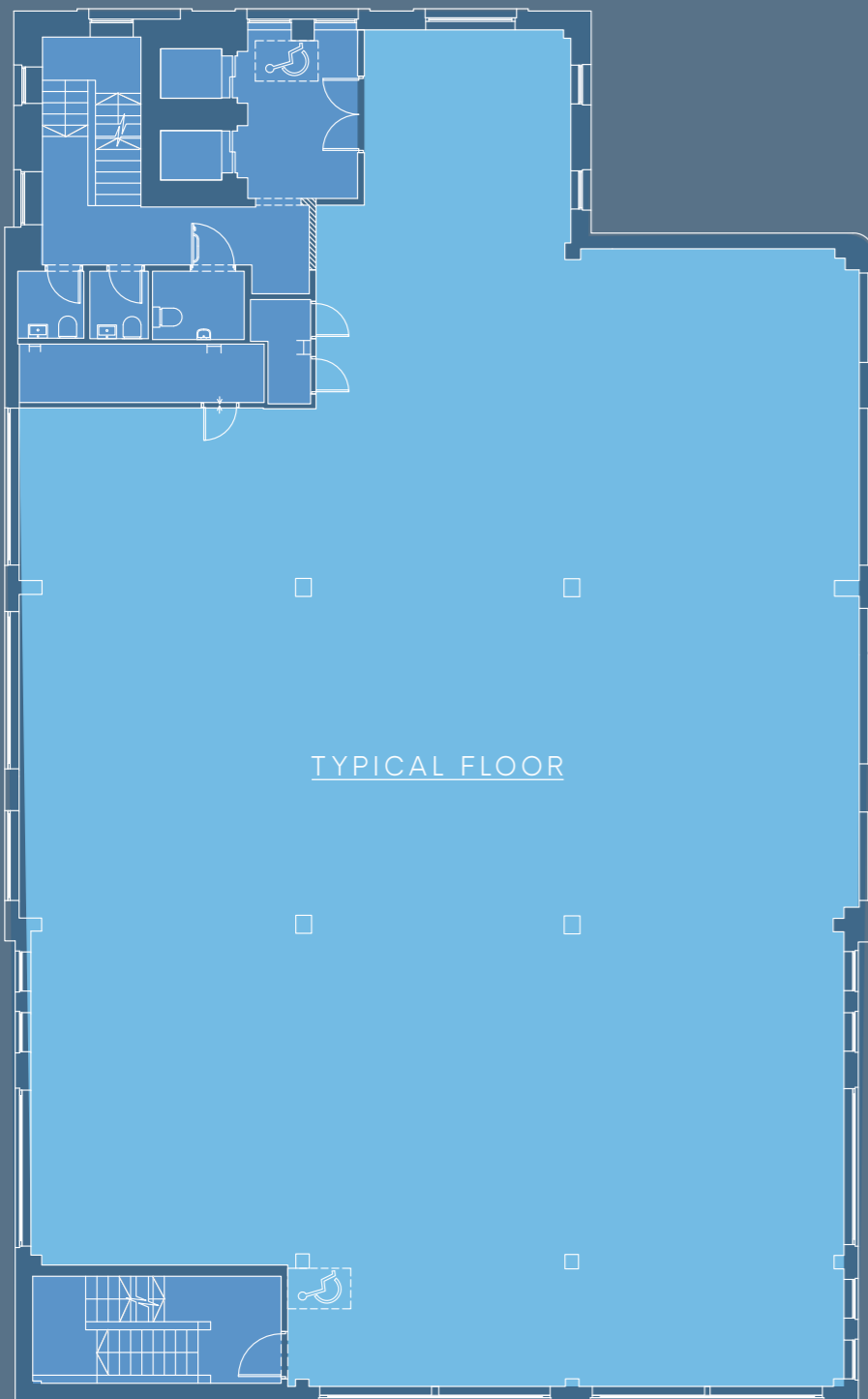


A prominent and prestigious town centre office building situated in an unrivalled location within a 2 minute walk of the railway station.

45 London Road has been comprehensively refurbished and repositioned to create high specification Grade A office accommodation.

AREA	SQ FT	SQ M	AVAILABILITY
FIRST FLOOR	4,961	461.0	AVAILABLE
SECOND FLOOR	5,074	471.4	AVAILABLE
THIRD FLOOR (RIGHT)	2,052	190.7	AVAILABLE
THIRD FLOOR (LEFT)	-	-	LET
FOURTH FLOOR	-	-	LET
TOTAL	12,087	1,123	

Approximate IPMS 3 Floor Areas



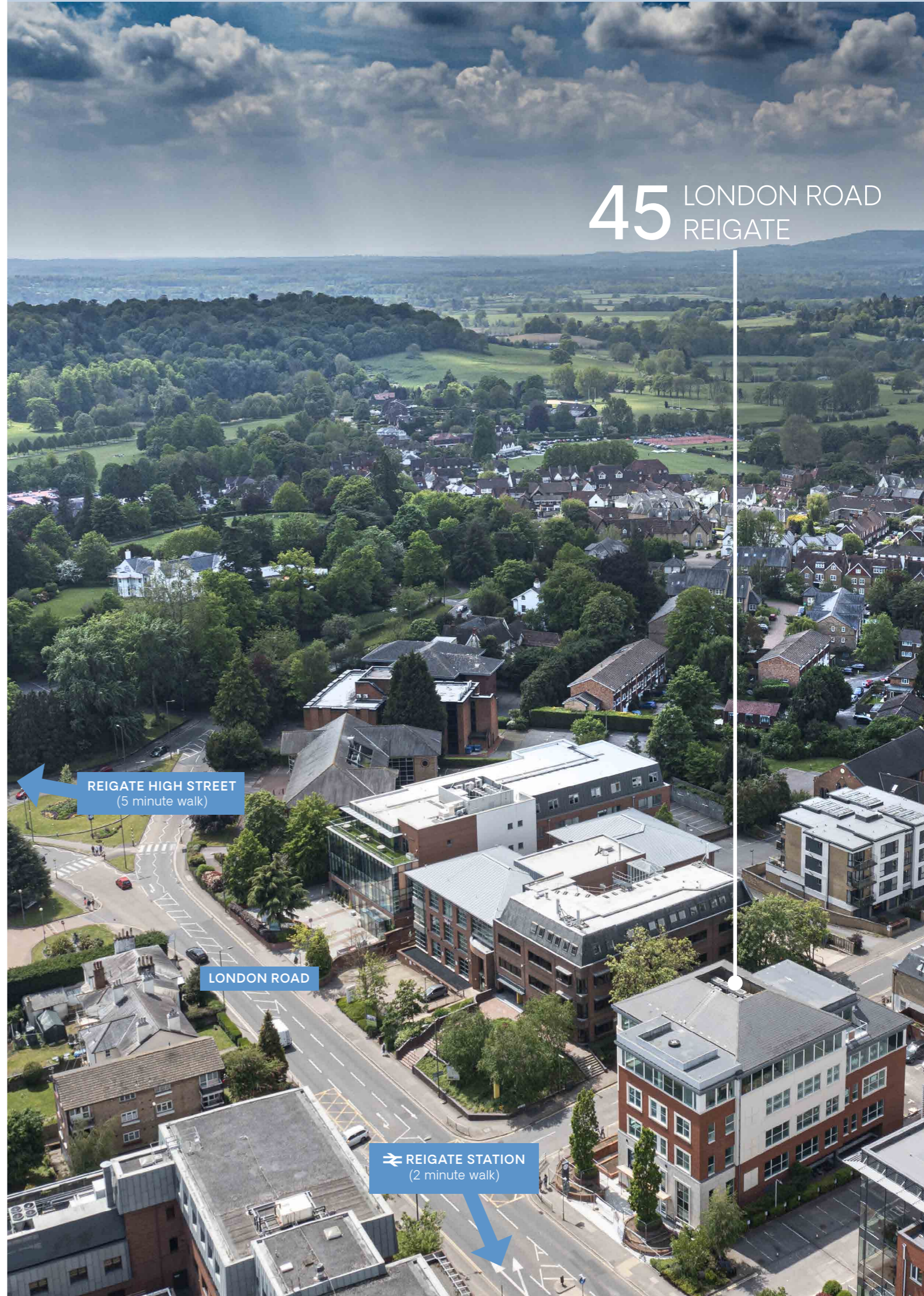
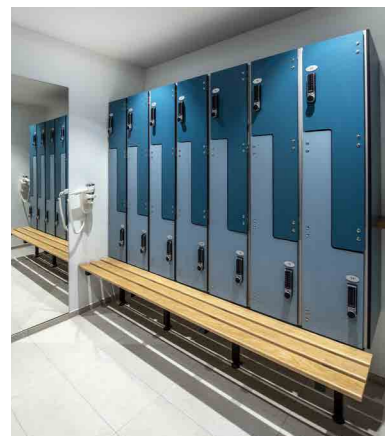
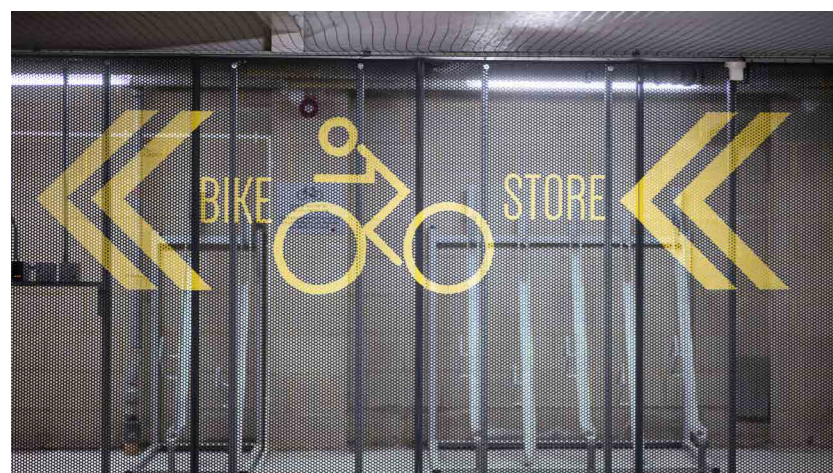
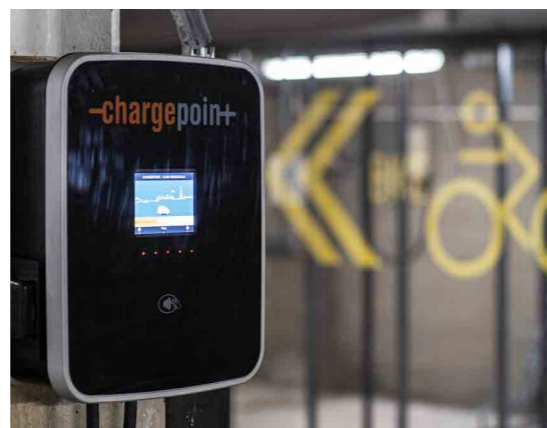
- 
NEW VRF AIR CONDITIONING SYSTEM
- 
NEW SHOWERS & CHANGING ROOM
- 
FULL ACCESS RAISED FLOORS
- 
NEW LED LIGHTING
- 
SKA GOLD RATING
- 
EPC B
- 
NEW 2 X 8 PERSON (630 KG) LIFTS
- 
SECURE BIKE STORAGE
- 
**32 CAR PARKING SPACES (1:385 SQ FT)
4 SHARED ELECTRIC CAR CHARGING POINTS**

Highly efficient and appealing workspace

45 London Road provides highly sustainable, flexible and energy efficient office accommodation with new M&E throughout, achieving an EPC rating of B and SKA Gold standard for environmental assessment. The building also benefits from a newly remodelled and re-landscaped arrival experience and reception area.



45 London Road benefits from high quality finishes and amenities throughout, together with far reaching views over the Surrey Hills.



45 LONDON ROAD REIGATE

REIGATE HIGH STREET
(5 minute walk)

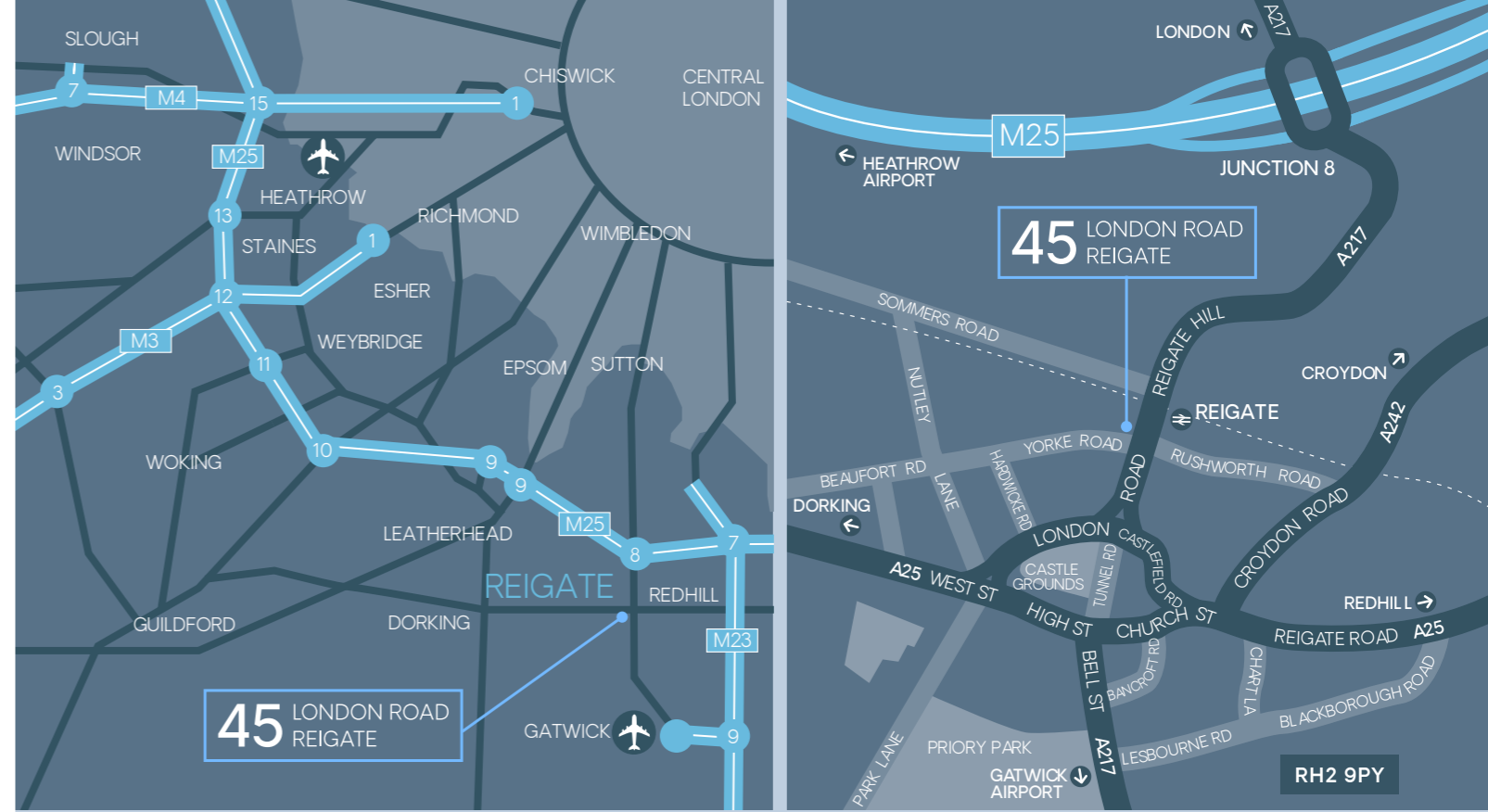
LONDON ROAD

REIGATE STATION
(2 minute walk)

45 London Road is situated within only a few minutes' walk of the highly appealing amenities of Reigate Town Centre. This affluent market town is the perfect location to both live and work, with a wealth of beautiful outdoor amenity including Priory Park and Castle Grounds. Framed by the backdrop of the Surrey Hills, Reigate is a great location for staff wellness and wellbeing.



View from the 4th Floor



Indicative maps only. Not to Scale

London Road is Reigate's premier office location

...come and join the many corporate occupiers that have made the town their home including Esure, Willis Towers Watson, Hyundai Capital, Tesco Underwriting and Osborne Plc.

The town benefits from excellent road connectivity with Junction 8 of the M25 at Reigate Hill providing easy access to the national motorway network. Gatwick Airport is also only 8 miles to the south.

Reigate Railway Station is only a 2 minute walk and provides regular services to Central London, Gatwick Airport, Croydon and Redhill, as well as Dorking, Guildford and Reading to the west.

By Road	miles	By Rail	mins
J8 M25	1.5	Gatwick	19
Redhill	2	Guildford	25
Gatwick Airport	7.5	Croydon	28
Crawley	11	London Bridge	42
Croydon	14	London Victoria	47
London	25	Reading	63
Heathrow Airport	28		

Source: Google Maps, www.nationalrail.co.uk

Approximate distances and journey times

The High Street is characterised by charming boutique shops alongside a number of known brands such as Oliver Bonas, M&S, Fat Face, WH Smith and Boots.



The town is also well known for its excellent variety of restaurants, cafes, delicatessens and pubs. High street brands and gourmet independent operators including Bills, Wagmama, Café Rouge, Giggling Squid, Gails, Pizza Express, Nandos, and Chalk Hills Bakery offer a vast array of cuisines.



Outdoor dining on Tunnel Road

Owned and
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