

TO LET

Suite 1 Pilgrims Court, 15-17 West Street, Reigate, Surrey RH2 9BL
High Quality Ground Floor Office Suite with up to 3 parking spaces
638 sq ft / 59.28 sq m

Michael
Rogers

01737 230 700
michaelrogers.co.uk

Pilgrims Court, 15-17 West Street, Reigate, Surrey RH2 9BL

High Quality Ground Floor Office Suite with up to 3 Parking Spaces 638 sq ft / 59.28 sq m

VIEWING – 01737 230700 David Smith

t : 01737 230739

m : 07801 700656

e : david.smith@michaelrogers.co.uk

RENT | ON APPLICATION

LOCATION

Reigate is an affluent, vibrant market town and strategic office location with direct access to the M25 at Junction 8. There are excellent local amenities including Priory Park, Castle Grounds, banks, quality restaurants, Marks & Spencer, Morrisons supermarket and many independent retailers.

Pilgrims Court is a prominent office building situated in the town centre on the A25, West Street. Reigate railway station is only a 10-minute walk, providing frequent services to central London (London Bridge & Victoria) in a journey time from just 42 minutes. Other surrounding towns such as Redhill, Guildford, Croydon and Gatwick Airport are also directly served.

AVAILABILITY

Pilgrims Court is entered via a smart reception area leading through to the lift lobby which serves all floors.

Suite 1 on the ground floor totals 638 sq ft and benefits direct access from the quality reception area. Up to 3 on-site car parking spaces are available. The suite has excellent natural light and is open plan offering Grade “A” accommodation.

AMENITIES

The available accommodation benefits from:

- Comfort cooling / heating system
- Suspended ceiling
- New LED lighting
- New carpet
- Kitchenette
- Entry phone system
- 8-person passenger lift
- Full access raised floors
- WC facilities on each floor
- 3 on-site car parking spaces

LEASE TERMS

A new flexible lease is available for a term to be agreed.

SERVICE CHARGE

TBC

BUSINESS RATES

TBC

VAT

The building is subject to VAT.

EPC

EPC Rating C-75

LEGAL COSTS

Each party to be responsible for their own legal costs.

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.



The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS