

TO LET



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

Michael Rogers

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Michael
Rogers

RENT £19,150.00 per annum exclusive

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

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