



# TO LET

**Suite 2 Pilgrims Court, 15-17 West Street, Reigate, Surrey RH2 9BL**

**High Quality Ground Floor Office Suite with Parking**

**1,102 sq ft / 102.37 sq m**

**Michael  
Rogers**

**01737 230 700  
michaelrogers.co.uk**

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High Quality Ground Floor Office Suite with Parking 1,102 sq ft / 102.37 sq m

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Michael  
Rogers

**RENT £33,000.00 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.

The available suite on the ground floor totals 1,102 sq ft. and benefits from its own access from the car park. Up to 5 on-site car parking spaces are available. The suite has a dual aspect 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
- 5 on-site car parking spaces

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Regulated by RICS

## 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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