

# 45 LONDON ROAD REIGATE



## 3RD FLOOR SUITE

NEWLY FULLY FITTED  
GRADE A REFURBISHED

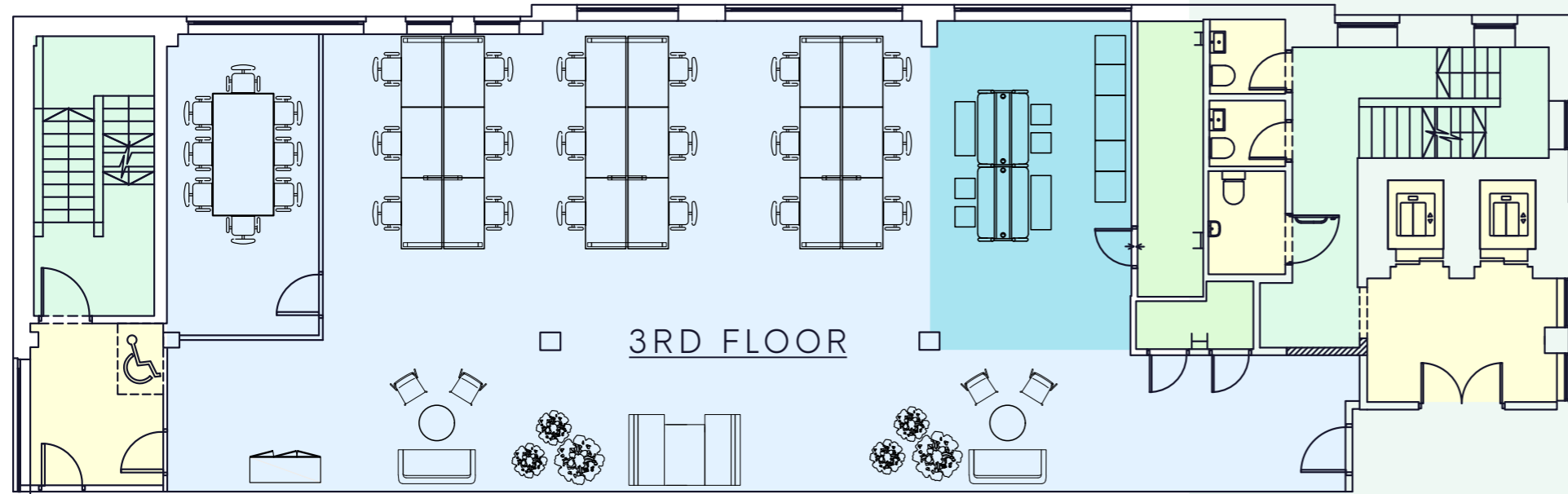
2,052 SQ FT - TO LET



CGI TBC

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.



Plan showing approximate suite layout

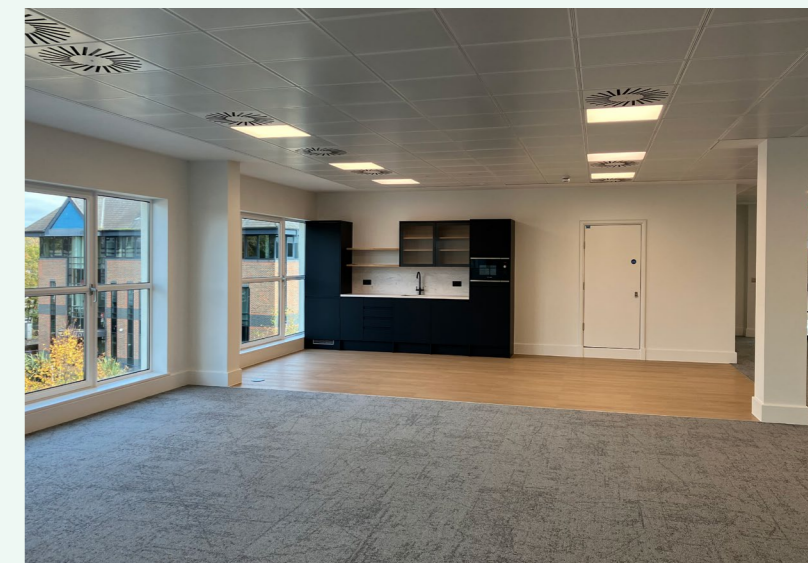
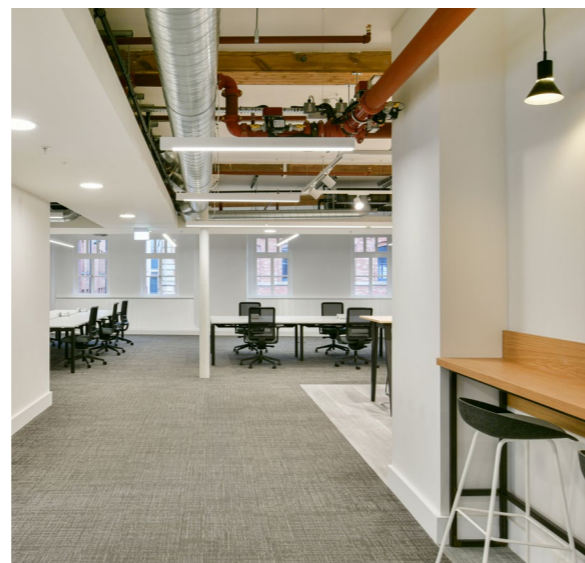
## Discover the brand new fully fitted 3rd floor office

The remaining third floor suite is now available with the benefit of a designer led high quality full fit enabling reduced relocation costs and faster occupation. This includes a contemporary kitchen and breakout area with high bench, together with an 8+ person board room. With both standard desks and collaboration areas, a range of different work zones are provided, but with the flexibility to adapt if required to create the space you need for your business.

The 3rd floor suite can also be combined with the larger 1st and 2nd floors, which the Landlords will also consider offering as a fitted out solution, subject to terms.

AREA	SQ FT	SQ M
<b>THIRD FLOOR</b>	2,052	190.7
SECOND	5,074	471.4
FIRST	4,961	461.0
<b>TOTAL</b>	12,087	1,123

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





# 45 LONDON ROAD REIGATE

Priory Park

Reigate Heath Golf Club

Reigate High Street (5 min walk)

Castle Grounds Park

Lovering Foods

## Key

- |                         |                       |
|-------------------------|-----------------------|
| 1. Willis Towers Watson | 6. Opus Telecoms      |
| 2. Jellyfish            | 7. Regus              |
| 3. Workplace Creations  | 8. Danisco UK Limited |
| 4. Hyundai Capital      | 9. Octavius           |
| 5. Lovering Foods       | 10. Infinity          |

M25 J8 (1.5 miles)

Reigate Station (2 min walk)

1

2

3

4

5

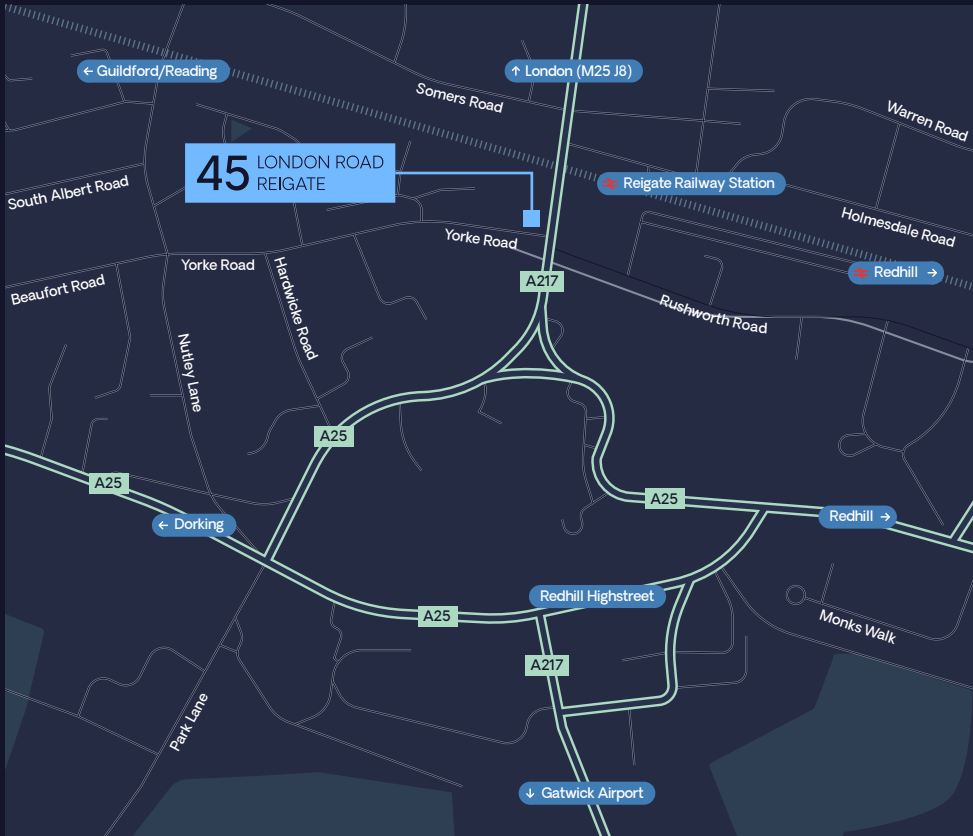
7

8

9

10

# 45 LONDON ROAD REIGATE



BY RAIL	MINS
Gatwick	19
Guilford	25
Croydon	28
London Bridge	42
London Victoria	47
Reading	63

BY ROAD	MILES
J8 M25	1.5
Redhill	2
Gatwick Airport	7.5
Crawley	11
Croydon	14
London	25
Heathrow Airport	28

Source:  
Google Maps, [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

Owned and managed by



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