

Hamilton House, 87-89 Bell Street,
Reigate, Surrey, RH2 7AX
Modern Serviced Office



TO LET



- Attractive, modern serviced offices in the Centre of Reigate
- Opposite Priory Park and close to a large number of local amenities
- Reigate mainline train station just 0.5 miles to the North
- Excellent road connections with Junction 8 M25 2 miles to the North
- Wide variety of office sizes available
- Onsite parking potentially available
- Inclusive rent from £480 + VAT per calendar month

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Location

The property is located in an excellent town centre location on Bell Street, one of the main trading thoroughfares within Reigate. The town benefits from a wide range of restaurants, pubs, takeaways and shops as well as a Morrison's Supermarket.

Junction 8 of the M25 is located just 2 miles to the north which itself is only 3 miles to the West of the M23, providing access to Brighton and Gatwick. Reigate Train Station provides direct, regular services to East Croydon and London.

Description & Accommodation

The premises provides attractive, modern serviced office suites. The offices are all fully furnished and include internet and phone connections cleaning of the suites and communal parts, use of kitchen and toilet facilities as well as access to the conference/ meeting room, subject to availability. Occupiers will also benefit from certain secretarial services such as incoming telephone answering and post sorting.

Outside Parking potentially available

Terms

The premises are available to let on new flexible licences. The rent is inclusive of heating, cooling, electricity, maintenance and insurance. A schedule of available offices and rents is available upon request.

Subject to Contract

VAT

We understand that VAT is applicable to the rent

Costs

Each party are to pay their own fees in relation to the new lease.

EPC

Awaiting EPC

Business Rates

Included within the rent.

Viewings

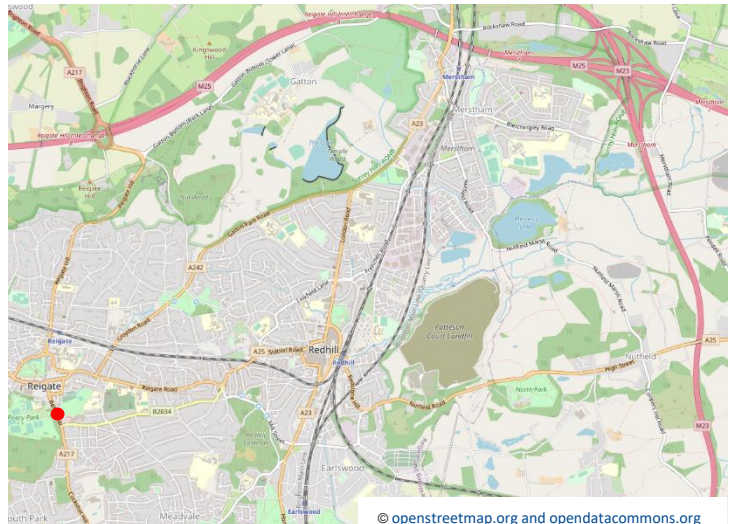
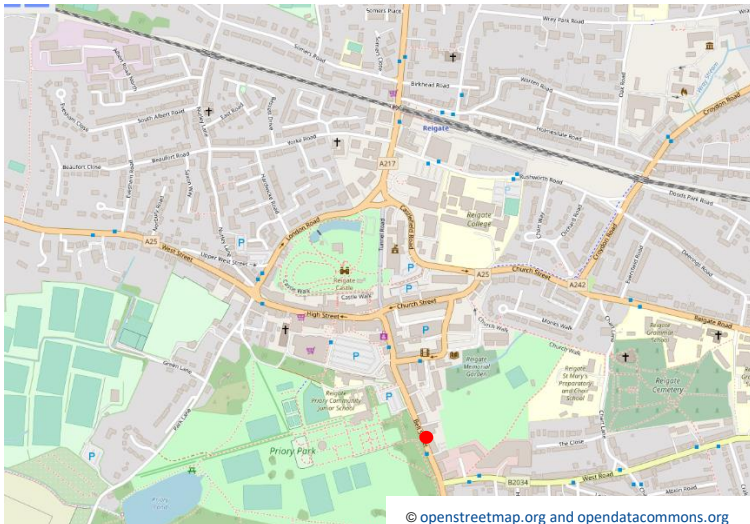
Strictly by appointment with White and Sons:

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Sylvia Stone – Tel: 01306 743344

Email: sylvia.stone@whiteandsons.co.uk



These particulars are not a statement of fact and are for guidance only. All measurements are approximate. Please note that we have not tested equipment, appliances and services. Interested applicants are advised to commission appropriate investigations before formulating their offer to purchase.