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TO LET

OFFICE – 1,540 SQ FT (143.07 SQ M)

Second Floor (Suite 2), Bancroft Place, Bancroft Road, Reigate, Surrey, RH2 7RP

DESCRIPTION

The available accommodation comprises a refurbished suite on the second floor mainly open plan with 2 private offices.

LOCATION

Bancroft Place is located in the centre of Reigate, immediately opposite the public library, adjacent to the town's multi-storey car park where season tickets are available from Reigate and Banstead Borough Council.

Junction 8 of the M25 at Reigate Hill is within 2 miles and Reigate Railway Station with services to Guildford, Reading and London Victoria/London Bridge via Redhill is within walking distance.

Reigate is a vibrant market town with excellent local amenities including quality restaurants, numerous coffee shops and many independent retailers, Morrisons Supermarket and gym.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
2nd Floor - Suite 2	1,540	143.07

AMENITIES / OPPORTUNITY

- Gas fired central heating
- Full access raised floors
- Double glazing
- Suspended ceiling with recessed lighting
- On-site car parking spaces
- Passenger lift

RENT

£24.00 Per sq ft

SERVICE CHARGE

To be confirmed.

RATES

The current 2026 Rateable Value of the property is £40,750.

VAT

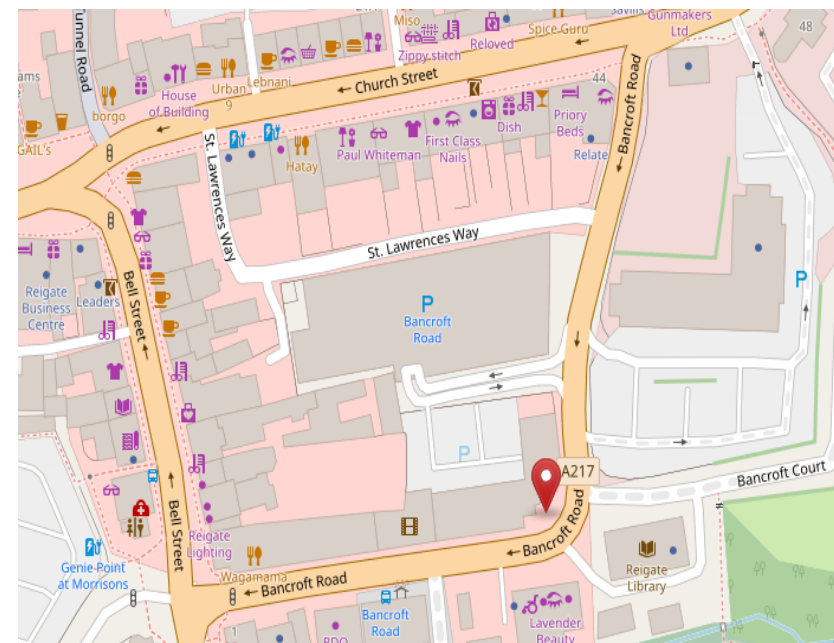
VAT will not be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.

**VIEWINGS – 020 8662 2700**

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