



SHW

**MAKING
PROPERTY
WORK**

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TO LET

OFFICE – 4,434 - 16,350 SQ FT (411.92 - 1,518.92 SQ M)

Beech House, 35 London Road, Reigate, Surrey, RH2 9HZ

DESCRIPTION
A prominent modern detached building on three floors with excellent car parking in Reigate's prime office location. The building has excellent natural light and the office floors provide flexibility for an incoming tenant.

LOCATION
Reigate is a strategic office location with immediate access to the national motorway network via Junction 8 of the M25 between Gatwick Airport (7 miles) and Heathrow Airport (35 miles). The town has attracted a number of major occupiers including Willis Towers Watson, and Esure. 35 London Road is prominently positioned on the junction of the A25 and A217 at the start of the town's one way system, midway between Reigate station and the historic town centre which is just a short walk via Tunnel Road, a pedestrianised extension of London Road.

ACCOMMODATION (GROSS INTERNAL AREA)		
	SQ FT	SQ M
Whole	16,000	1,486.4
Unit - Reception	513	47.66
Ground	4,434	411.92
1st	5,406	502.22
2nd	5,407	502.31
TOTAL	31,760	2,950.51

- AMENITIES**
- Air conditioning
 - Fully accessible raised floor
 - Suspended ceiling with recessed lighting
 - Carpeting
 - Male / female and disabled WC facilities
 - Shower room
 - 13 person passenger lift
 - 85 car parking spaces (1:192 sq ft)

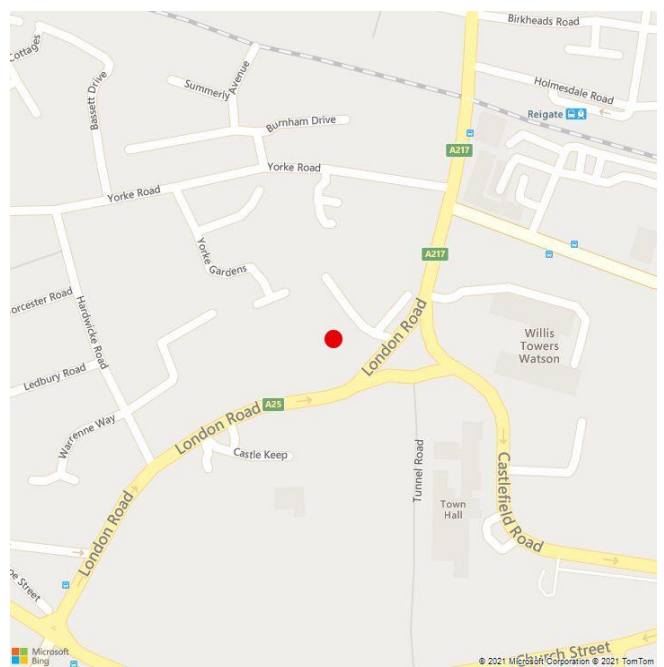
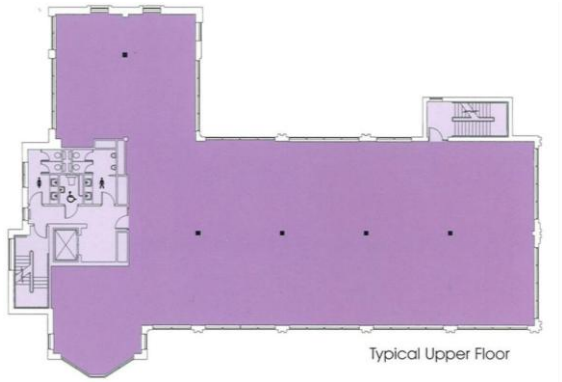
RENT
On application

TERMS
New leases available direct from the Landlord on terms to be agreed.

RATES
Business Rates: £13.30 per sq ft 2026 / 2027 figure. Interested parties are advised to make their own enquiries with the local authority. Service Charge: TBC

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
An EPC is being prepared and will be available shortly.



VIEWINGS – 01293 441300

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