

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

OFFICE – 1,257 SQ FT (116.78 SQ M)

Wolvers Home Farm, Ironsbottom, Sidlow, Reigate, Surrey, RH2 8QG

DESCRIPTION

Wolvers Home Farm provides an attractive office environment in a spacious rural setting. The first floor suite is configured in an open plan format with a large boardroom and two smaller meeting rooms / private offices, together with a kitchenette, male and female WCs and a server room. The main boardroom and open plan office area both benefit from balconies which overlook the grounds. The office has significant architectural character with a vaulted ceiling and exposed timber beams.

LOCATION

The property is situated in an attractive rural location, off Ironsbottom Road, midway between Reigate and Gatwick. Gatwick Airport is approximately 6.5 miles away by car with access to the motorway network either via J8 of the M25 or J9 of the M23 being approximately 5 and 6 miles respectively. The nearest retail and food amenities are situated at Woodhatch in Reigate and Hookwood Tesco approximately 2.5 miles and 3 miles respectively from the property.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
First Floor Office	1,257	116.78
TOTAL	1,257	116.78



AMENITIES

- Shared ground floor reception
- Open plan main office
- Beamed vaulted ceilings
- 1 x large meeting room / boardroom with balcony
- 2 x private offices
- Store / server room
- Comfort cooling
- Kitchenette
- Male and female WCs
- EPC Rating B (36)

RENT

£24 Per sq ft

RATES PAYABLE

£10.02 per sq ft Interested parties should make their own enquiries with the local authority.

RATEABLE VALUE

£25,250

SERVICE CHARGE

TBC.

VAT

Applicable.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



VIEWINGS – 01293 441300

Tim Hodges

t: 01293 441315

e: thodges@shw.co.uk

Mark Skelton

t: 01372 840 296

e: mskelton@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK