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Hamilton House, 87-89 Bell Street, Reigate, Surrey, RH2 7AN

Attractive Serviced Offices

TO LET

## PROPERTY SUMMARY

- **Highly attractive serviced offices**
- **Convenient location close to town centre, The Priory and transport networks including the M25 and Reigate Railway Station**
- **Fitted out to high specification offering quality IT and Telecoms**
- **Premises provide allocated parking**
- **Flexible lease terms and variety of suites available**

## LOCATION

The premises occupy an excellent location on Bell Street opposite The Priory and close to Reigate town centre, Junction 8 of the M25 and Reigate Railway Station. Reigate is an attractive and prosperous market town with a good selection of restaurants, pubs, shops, supermarkets, leisure facilities and other local amenities all within easy walking distance.

## ACCOMODATION

Hamilton House has been comprehensively refurbished and fitted out as custom made serviced office suites. The majority of offices benefit from large tinted double gazed windows providing excellent natural light, in addition to suspended ceilings with CAT II lighting, stylish office furniture, Avaya IP telephone system, individually controlled Heat Pump VRV heating/cooling system and perimeter trunking. The existing layout is as per the space plan (Page 3) although there is some flexibility to either extend or decrease the size of some suites for individual occupier's needs, potentially suiting businesses with between 1 to 11 people.

The Office Suites are fully inclusive of reception facilities, office furniture, business rates, buildings insurance, lighting, electricity, heating, security, kitchen/toilet facilities, cleaning, building repairs & maintenance and waste disposal. There is access 24 hours a day, 7 days a week with some allocated parking available.

Free conference/meeting room facilities for limited hours per month (variable depending on the unit).

## TERMS

**Suite 8 – 330 sq.ft 7 person suite – 2 parking spaces**
**Suite 1 – 460 sq.ft 11 person suite – 2 parking spaces**
**Suite 4 – 240 sq.ft 5 person – 2 parking spaces**

Further details and prices of currently available suites are available upon request.

**VAT –** Vat is applicable to the above rents quoted.

**RATES -** Business Rates are included within the monthly rental price.

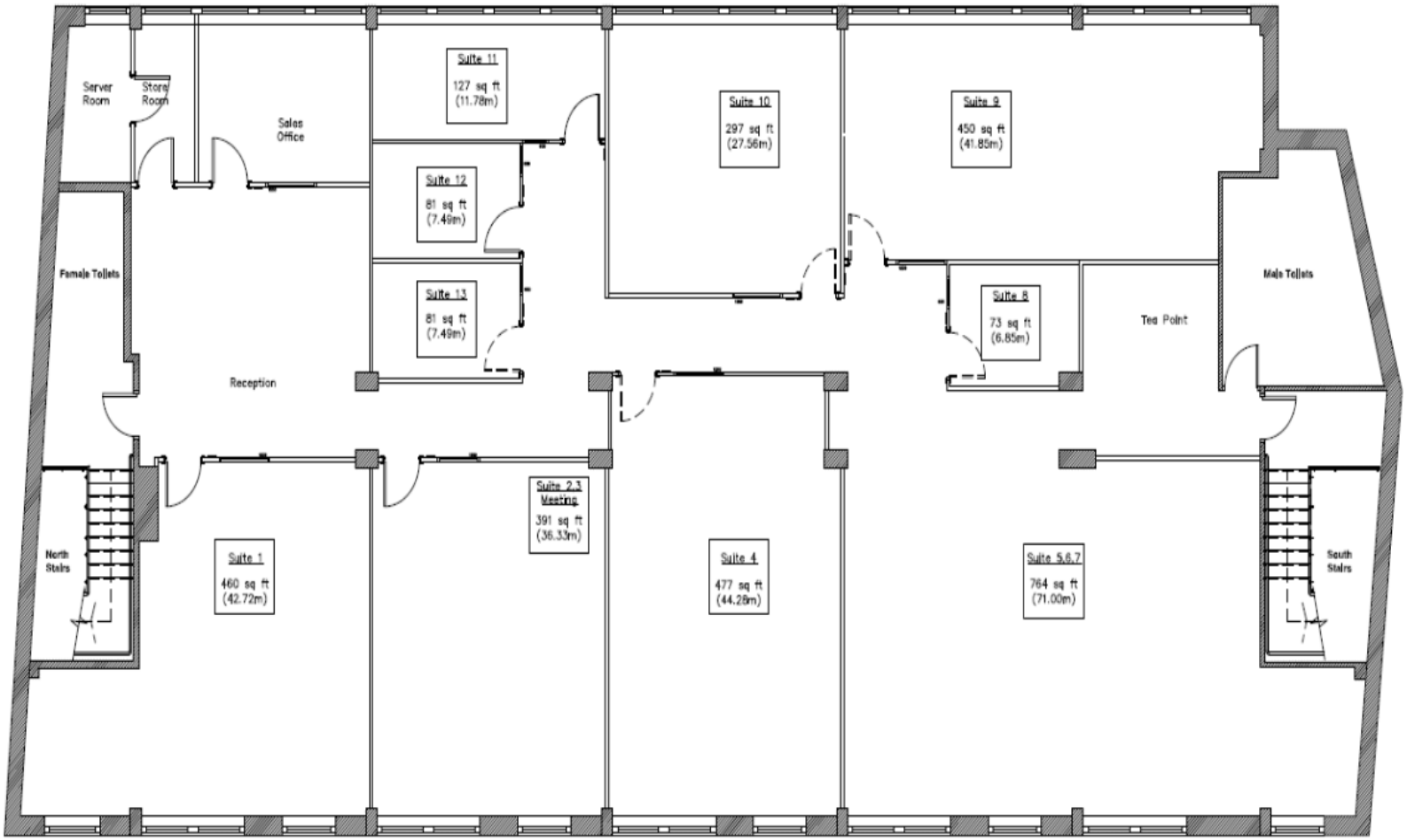
**LEGAL COSTS -** Each party is to pay their own costs, if any

**For further information or to view please contact**

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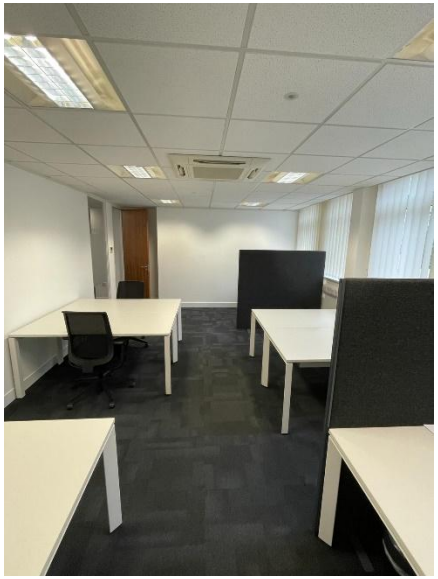
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