RAYNERS
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Top Floor, Skinner House,
38 - 40 Bell Street, Reigate, Surrey, RH2 7BA

Attractive Town Centre Offices

TO LET

RAYNERS COMMERCIAL
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PROPERTY SUMMARY

- **Attractive office suite within a Grade II listed building**
- **Excellent road and rail connections**
- **Total area 929 sq ft (86.3 Sq Ft)**
- **Rent £27,500 per annum**
- **Rents inclusive of all outgoings other than telephone and rates (if applicable)**
- **Reigate Town Centre close to a wide range of restaurants & shops**
- **Next to Bell Street Car Park and Priory Park**

LOCATION

Skinner House is situated on the west side of Bell Street, in the centre of Reigate and close to a wide selection of shops, restaurants, supermarkets and post office. Reigate Railway Station is within easy walking distance and Junction 8 of the M25 is about 2 miles to the North. A multi-storey car park is situated approximately 100 metres to the East where contract spaces are available, otherwise Bell Street car park and Morrisons provide short term parking.

PROPERTY SUMMARY

Attractive, office suite situated on the top / second floor within a Grade II listed, three-storey building with 24 hour access and a shared communal entranceway. The offices are heated and air-conditioned via wall / ceiling mounted cassettes and benefit from private male & female toilets, kitchen and carpet and double glazing throughout. The offices are largely open plan with a separate meeting room.

ACCOMODATION & TERMS

The offices are available on a new internal repairing lease for a term to be agreed at an initial rent of £27,500 per annum. The rent is **inclusive** of other outgoings except telephone, internet and business rates:

Open Plan Office	794 sq.ft	73.8 sq.m
Meeting room	135 sq.ft	12.5 sq.m
Total	**929 sq.ft**	**86.3 sq.m**

Subject to Contract.

RATES - The 2026 Rateable Value for the premises is £12,750. The current UBR is 49.9 pence in the £. Small Business Rates Relief may be available. For further information in this regard please contact Reigate and Banstead Council

VAT - VAT **is** applicable to the rent.

EPC - This property has an EPC Rating of C (54).

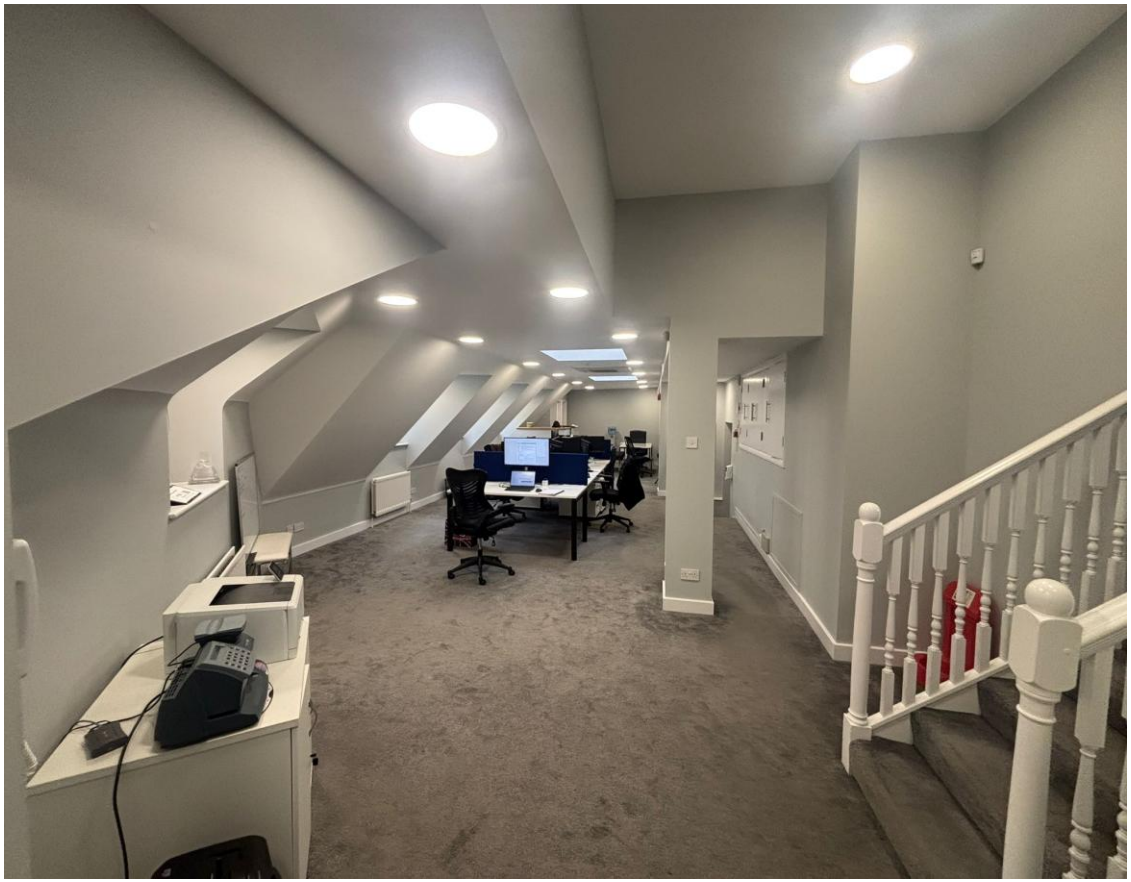
COSTS - Each party to bear their own costs.

For further information or to view please contact

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