

ALMA HOUSE, ALMA ROAD, REIGATE RH2 0AX



OFFICE SUITE TO LET

£19,500 pax



- Conveniently located adjacent to station
- Offices of 942 sq ft available
- Smart office suite available on competitive terms

Alma House occupies a strategic corner position at the junction of Alma Road and Holmesdale Road at the foot of Reigate Hill and within one mile of Junction 8 of the M25 and opposite Reigate station.

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01737 229200

LOCATION

The offices are located almost opposite Reigate train station, providing easy access to Reigate town centre and Junction 8 of the M25.

DESCRIPTION

The premises comprise a first floor office suite with partitioned meeting/board rooms and a tea point within a low rise office block in a quiet yet highly convenient location. The office benefits from gas fired central heating and comprise as noted below with shared use of WC's.

Extension Suite Bright first office with partitioned meeting/board rooms.

Approx. dimensions as follows: -

Office	Size sq ft (m ²)	Annual Rent	Rateable Value
Extension suite	942 (86.79)	£19500	£13000

COSTS

The rent is inclusive of service charge but excludes business rates, metered electricity to each suite, telecoms and buildings insurance.

LEASE TERMS

The office is available on a new flexible lease

VAT

We are advised that the premises are not elected for VAT. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

EPC

An EPC is available for this property. This property has a rating of E (106).

VIEWING

Strictly by prior appointment only through Sole agents:



Jamie Packington
01737 229200

www.robinsonsmb.com



T 01737 229200

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Misrepresentation Act 1967

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