

TO LET



Michael Rogers
Air Conditioned
Office Suite
TO LET
With Parking
01737 230 700
www.michaelrogers.co.uk

SUITE 7, FIRST FLOOR, CHAPTER HOUSE, 33 LONDON ROAD, REIGATE RH2 9HZ

961 sq ft (89.3 sq m)

Modern Air Conditioned Offices To Let with 3 On-Site Car Spaces

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RENT | £24,000 PER ANNUM EXCLUSIVE

LOCATION

Chapter House is a modern office building divided into 11 suites of various sizes. The building is on London Road, Reigate's prime office location, a short distance from the railway station and town centre amenities. These include Priory Park, Castle Grounds, quality restaurants, Marks & Spencer Food, Morrisons supermarket and many independent retailers.

Reigate is a well established strategic office location, with direct access to the M25 at Junction 8, providing easy access to the National Motorway Network, Gatwick and Heathrow airports.

AMENITIES

Suite 7 is predominantly open plan with a boardroom seating 10 people, kitchenette and store cupboard. The premises are fully fitted out and the existing furniture can also be made available. The suite benefits from:

- Air conditioning
- Suspended ceiling with Category 2 lighting
- Perimeter trunking with Category 5 cabling
- Double glazing
- Impressive reception area
- 8-person lift
- Video entry phone
- 3 on-site car parking spaces

TERMS

The premises are available by way of a sub lease to January 2026, alternatively a new lease is available for a term to be agreed, directly from the Landlord.

S/C: £7.50 per sq ft.

Suite 7 has a rateable value of £19,750.

ANTI MONEY LAUNDERING

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