



**TWO STOREY D1 consented BUILDING**  
**Previously used for offices and workshops**  
**Approx 5,330 sq ft (495.1 sq m) GIA**

**TO LET**  
**Available Q3 2022**



**REIGATE, Surrey**  
**RH2**

**LOCATION:**

The property is located within approx 0.5 miles to the north west of the vibrant Reigate Town Centre on the established Albert Road North commercial estate and accessed from the A217 Reigate Hill via the residential roads of Somers Road and Nutley Lane. Junction 8 of the M25 is within 1 mile to the north via Reigate Hill, Gatwick Airport approximately 7.5 miles to the south via the A217 / A23, Reigate Mainline Rail Station approximately 0.4 miles to the east. Reigate is a thriving market town with many well known national high street retailers sitting alongside more local business together with HSBC, branches of The Nationwide and Skipton Building Societies and numerous restaurants and cafes plus a large Morrisons food store.



## DESCRIPTION:

A two storey building of concrete framed construction beneath a flat roof. Originally built to provide offices at first floor and workshops, stores and ancillary at ground, the building more recently obtained consent for D1 and has been used for consulting rooms and dance studios and offices. Both floors are self contained from each other with their own male and female WCs and kitchen facilities. Access from the estate road is shared, but the building has its own private forecourt with up to 8 car parking spaces.

## ACCOMMODATION:

All areas are approximate gross internal.

Description	Sq M	Sq Ft
First Floor	247.55	2,655
Ground Floor	247.55	2,655
<b>TOTAL</b>	<b>495.10</b>	<b>5,330</b>

## AMENITIES:

- Central heating
- Underfloor heating to main ground floor rooms
- WCs to both floors
- Kitchen facilities to both floors
- Shower facilities
- Both floors can be self contained
- Off road parking for upto 8 cars
- Close to Reigate town centre and Reigate rail station

## TERMS:

The property is available by way of a new lease on terms to be agreed.

## RENT:

£65,000 per annum exclusive (£12.20 psf) subject to contract

## VAT:

The rent agreed is subject to VAT

## RATEABLE VALUE:

Within the 2017 Valuation List, the Rateable Value is stated as £24,500

## EPC:

C66

## LEGAL COSTS:

Each party responsible for their own costs

## VIEWING: **STRICTLY BY APPOINTMENT WITH SOLE AGENTS**

 <b>COMMERCIAL</b> PROPERTY CONSULTANTS	John Hammond 01737-420182 01883-713578 07711132019
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SUBJECT TO CONTRACT- 462 Reigate