

Bancroft Place  
Bancroft Road  
Reigate  
Surrey  
RH2 7RP

## High Quality Offices

1,540 – 6,974 sq ft (143 - 648 sq m)  
23 on-site parking spaces

# To Let



making property work

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WILLIAMS**  
01372 818181  
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### Location

Bancroft Place is located in the centre of Reigate, immediately opposite the public library, adjacent to the town's multi-storey car park where season tickets are available from Reigate and Banstead Borough Council. Junction 8 of the M25 at Reigate Hill is within 2 miles and Reigate Railway Station with services to Guildford, Reading and London Victoria/London Bridge via Redhill is within walking distance.

Reigate is a vibrant market town with excellent local amenities including Banks, quality restaurants and many independent retailers, Morrisons Supermarket and gym.

### Description

The available accommodation comprises three suites available individually or as a whole.

The larger second floor suite has been refurbished throughout while the smaller suites at first and second floors will be available following refurbishment to the same specification.

- Air conditioning
- Gas fired central heating
- Complete redecoration
- Full access raised floors
- Double glazing
- Suspended ceiling with recessed lighting
- On-site car parking spaces
- Passenger lift

### Accommodation

	sq ft	sq m	Parking
<b>Second Floor Available Soon</b>	1,540	143.0	5
<b>Second Floor</b>	3,730	346.5	12
<b>First Floor</b>	1,622	150.7	6
<b>Total</b>	6,974	647.9	23

### Terms

The offices are available to let by way of new lease direct from the landlord.

### Rent/Price

The quoting rent is £24.00 per sq ft per annum exclusive.

### VAT

VAT is not payable on the rent.

### Rates

Rates payable are approximately £8.00 per sq ft

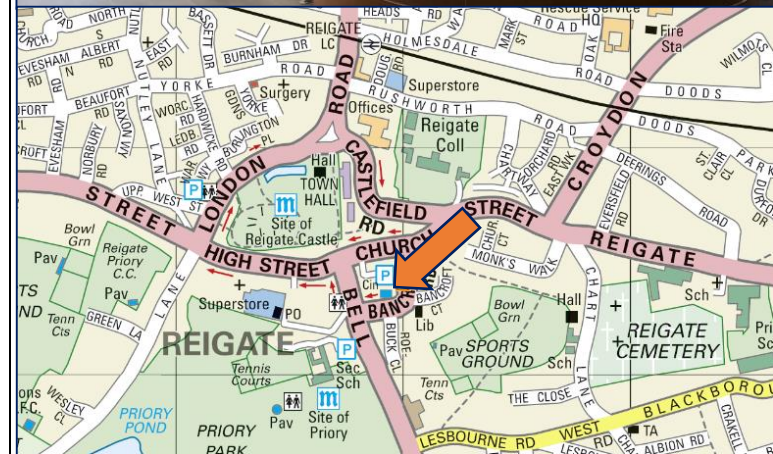
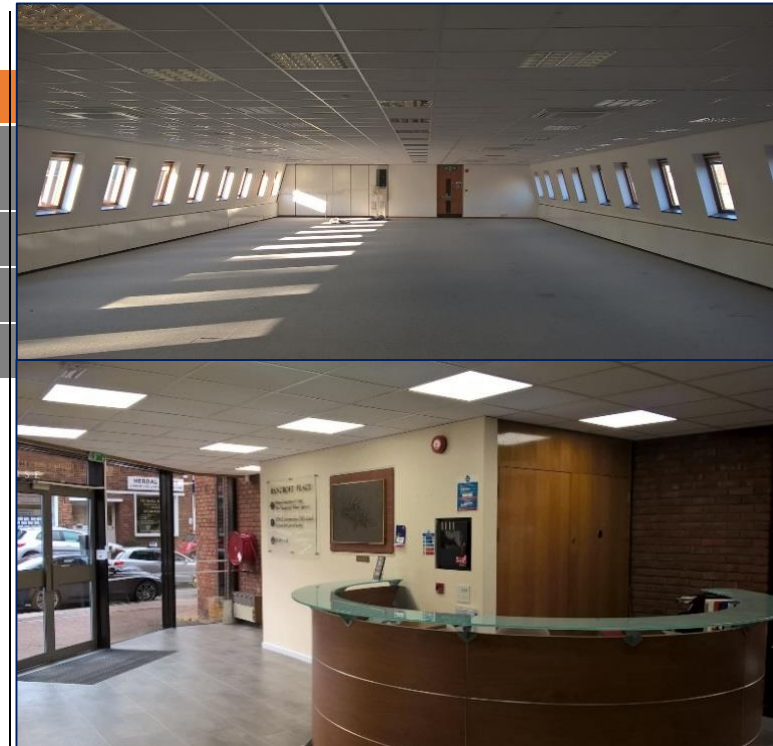
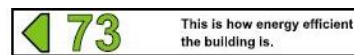
### Service Charge

The service charge is estimated at £6.00 per sq ft.

### Legal costs

Each party is to be responsible for their own legal fees.

### EPC



### Viewing

For further information, email details or to arrange an inspection, please contact joint sole agents:  
**Thomas Tarn 01372 840 297 [ttarn@shw.co.uk](mailto:ttarn@shw.co.uk), Mark Skelton 01372 840 296 [mskelton@shw.co.uk](mailto:mskelton@shw.co.uk)**  
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