

**SUITE 6A, FIRST FLOOR,
CHAPTER HOUSE, 33 LONDON ROAD,
REIGATE, RH2 9HZ.**



941 Sq. Ft. (87.42 m²)
Modern Air Conditioned Offices
TO LET
4 On-Site Car Spaces

01737 230700

Chapter House, 33 London Road, Reigate, Surrey RH2 9HZ.

www.michaelrogers.co.uk

Description:

Chapter House is a modern office building which was comprehensively refurbished and divided into 11 self-contained suites of various sizes. The building is on London Road, Reigate's prime office location, a short walk from the railway station with services to Guildford, Reading and London Victoria/Bridge via Redhill. The comprehensive town centre amenities include Banks, quality restaurants, Marks & Spencer, a Morrisons supermarket and several 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 6A totals 941 sq. ft. and comprises two large open plan areas, with two private offices to the front of the building. There is also a kitchen facility and useful storage room. The premises benefit from:-

- Air conditioning
- Double glazing
- Impressive reception area
- Video entry phone
- 4 on-site car parking spaces
- Suspended ceiling with Category 2 lighting
- Perimeter trunking
- Meeting / Boardroom
- Quality WC facilities
- Energy Performance Certificate (EPC) Rating: D-97

Quoting Terms:

Suite 6A is available by way of a new lease, direct from the Landlord for a term to be agreed.

The quoting rent is £22,500 per annum exclusive, plus VAT.

For further information please contact the sole agents:

Michael Rogers LLP

David Smith

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Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

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