



Unit D, The Courtyard Business Centre, Dovers
Farm, Lonsome Lane, Reigate, RH2 7QT

Self-contained
Office

TO LET

PROPERTY SUMMARY

- Self-contained Office suite
- Attractive semi-rural setting
- Total area 650 sq.ft (60.39 sq.m)
- Parking for 4 cars / vans plus visitor spaces
- BT Infinity Broadband and fibre optics on site
- All services
- Internal repairing & insuring lease

LOCATION

Accessed from the west side of Lonesome Lane, Dovers Farm is situated 0.75 miles south of the A217 / A2044 intersection at Woodhatch and 1.75 miles south of Reigate town centre. Local shopping facilities include a Co-Op store and bakery available at Woodhatch via a footpath through the farm. The Beehive PH is a short walk away within 0.5 miles. Reigate town centre offers High Street retail outlets and restaurants. There is a large Morrisons just south of the town centre and accessed from the A217. The nearest railway station is at Earlswood approximately 2 miles north east by road. (London/Redhill/Gatwick/South Coast). Gatwick is about 20 minutes to the south.

DESCRIPTION

This rectangular single storey office unit is situated within a quiet semi-rural and pleasant setting, offering high quality, well-lit, double glazed and insulated office accommodation with gas central heating. The unit benefits from a kitchenette and toilet and two pedestrian front doors. The premises would ideally suit up to around 6 desks and the internal floor area is as follows: -

- Offices 650 sq.ft 60.39 sq.m
- Outside 4 designated parking spaces plus visitor spaces

Business Centre Opening Hours – Mon – Fri- 6am-6:30pm, Sat 7am-1pm, Sunday closed

TERMS

The premises are available to let for a term to be agreed on a new internal repairing and insuring lease on the below stepped rent basis:

Year 1 & 2	£14,500 per annum exclusive + Vat
Year 3	£14,750 per annum exclusive + Vat
Year 4 & 5	£15,000 per annum exclusive + Vat

Business Centre Opening Hours – Mon – Fri- 6am-6:30pm, Sat 7am-1pm, Sunday closed

Our client is seeking a 5 year lease with a mutual break clause at the end of year 3 on six months notice. Subject to Contract

VAT - We understand that VAT is applicable to the above rent.

RATES

The Valuation Office Agency Website lists the 2023 Rateable Value as £6,500. The current UBR is 49.9 pence in the £. Small Business Rates Relief maybe available with enquiries in this regard to Reigate & Banstead Council.

EPC - This property has an EPC Rating of B (46).

LEGAL COSTS - Each party is to bear their own legal costs.

For further information or to view please contact

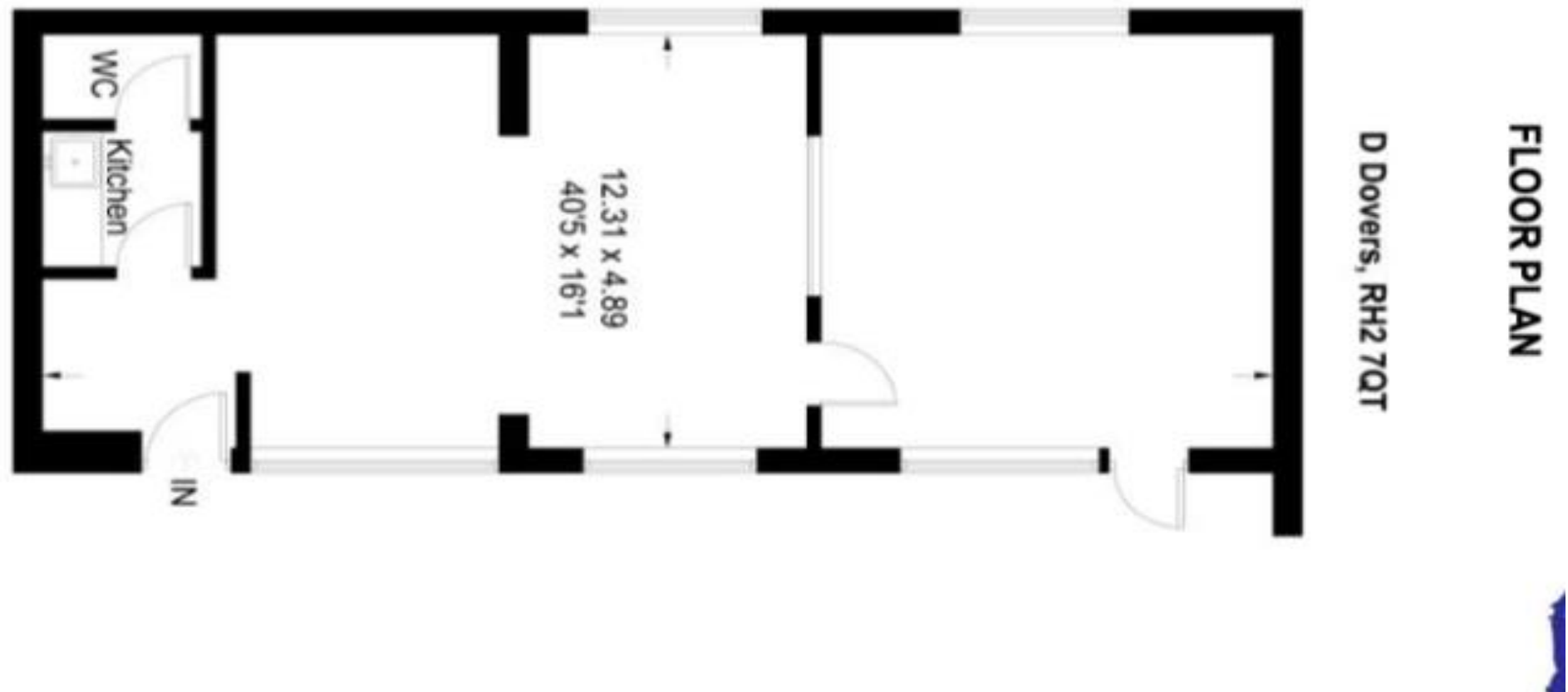
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Not To Scale, For indicative purposes only





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