



Second Floor, Hartland House,
45 Church Street, Reigate, RH2 0AD

Town Centre
Second Floor Office

TO LET



PROPERTY SUMMARY

- Modern Second Floor, self contained office
- Excellent road and rail connections
- Floor Area of 912 sq.ft (84.73sq.m)
- Reigate Town Centre close to restaurants, shops & all amenities
- Attractive rear decked garden area
- Rent of £20,000 per annum exclusive (subject to contract)

LOCATION

Hartland House is situated on the north side of Church Street, in the centre of Reigate and close to a wide selection of shops, restaurants, bards, supermarkets, post office and Priory Park. Reigate Railway Station is within easy walking distance and Junction 8 of the M25 is about 2 miles to the North. A multi-storey car park is situated approximately 50 metres to the south where contract spaces are available.

PROPERTY SUMMARY

Attractive, modern, open plan office suite on the second floor of a three-storey building with communal male and female toilet facilities. The office space is air-conditioned and benefits from a kitchenette, 3-compartment perimeter trunking and direct access to an attractive outside decked garden area.

The accommodation and net internal floor areas are as follows: -

Second Floor Office	912 sq.ft	(84.73 sq.m)
---------------------	-----------	---------------

TERMS

Available to let on a new lease, for a term to be agreed, at a rent of £20,000 per annum exclusive. The lease will be on effective full repairing and insuring terms by way of service charge.

Subject to Contract.

RATES

The Valuation Office Agency website describes the property as “Offices & Premises” and advises that the 2023 Rateable Value is £10,500. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Reigate & Banstead Council.

VAT Vat is not applicable to the rent.

EPC This premises has an EPC Rating of D (88).

COSTS Each party to bear their own costs.

For further information or to view please contact

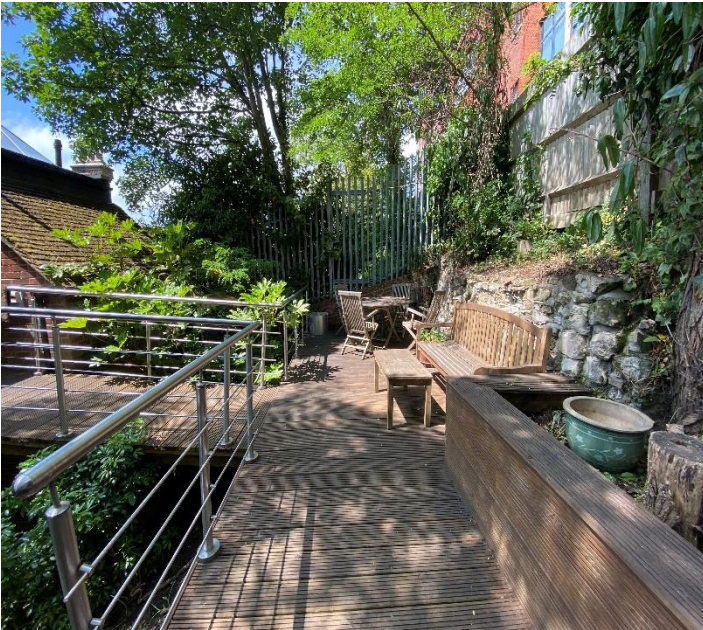
Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com





DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

