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

Town Centre
Second Floor Office

TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
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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).

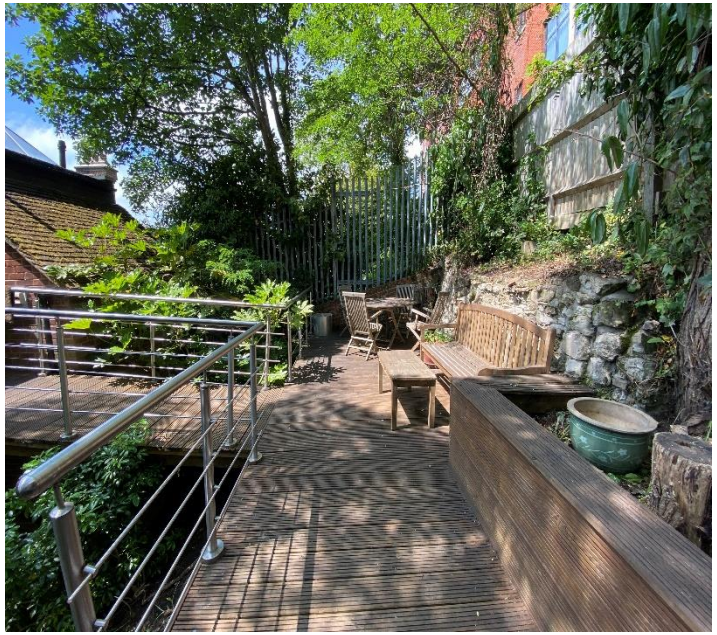
COSTS Each party to bear their own costs.

For further information or to view please contact

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