



Skinner House, 38 - 40 Bell Street,
Reigate, Surrey, RH2 7BA

Attractive Office
Suites

TO LET

PROPERTY SUMMARY

- Two small adjoining office suites within a Grade II listed building
- The offices are available either individually or together
- Excellent road and rail connections
- Each offices has an area of around 106 sq.ft (9.85 sq.m)
- Reigate Town Centre close to a good range of restaurants & shops
- Next to Bell Street Car Park and Priory Park
- Inclusive Rent £4,000 per annum + VAT

LOCATION

The building is situated on the west side of Bell Street, in the centre of Reigate and close to a wide selection of shops, restaurants, supermarkets, banks and post office. 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 100 metres to the East where contract spaces are available, otherwise Bell Street car park and Morrisons provide short term parking.

PROPERTY SUMMARY

An attractive Grade II listed building with period features. These two adjoining offices are situated on the second floor within the eaves and have sloping ceilings. There is 24 hour access and a shared communal entrance from Bell Street. The offices are heated and air-conditioned via wall / ceiling mounted cassettes and benefit from carpeting, good decorations and double glazing. There are communal male and female toilet facilities on the lower ground floor. There is no lift in the building.

ACCOMODATION & TERMS

The offices are available either individually or together on a new internal repairing lease for a term to be agreed as set out below. The rent is inclusive of other outgoings except telephone, internet and business rates:

Office 7	106 sq.ft	(9.85 sq.m)	£4,000 per annum + VAT
Office 8	106 sq.ft	(9.85 sq.m)	£4,000 per annum + VAT

Subject to Contract.

RATES The Valuation Office Agency Website describes the property as “Offices and Premises”. Each office is separately rated and some meet the criteria for small business rates relief. Further information in this regard can be found on the VOA Business Rates Website - www.gov.uk/correct-your-business-rates or from Reigate & Banstead Council.

EPC - This property has an EPC Rating of C (54).

VAT VAT is applicable to the rents quoted above

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



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