



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

First and Second  
Floor Office

TO LET

## PROPERTY SUMMARY

- Modern 1<sup>st</sup> and 2nd Floor, self contained offices
- Excellent road and rail connections
- First Floor Area of 760 sq.ft (70.61 sq.m)
- Second Floor Area of 912 sq.ft (84.73 sq.m)
- Reigate Town Centre close to excellent restaurants & shops
- Attractive rear decked garden area
- Rent from £14,440 per annum

## 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, 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 50 metres to the south where contract spaces are available.

## PROPERTY SUMMARY

Attractive, modern, open plan office suites covering the first and second floors of a three-storey building with separate male and female toilet facilities. The offices are air-conditioned and benefit from 3-compartment perimeter trunking and direct access to an attractive outside decked garden area.

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

|                     |                  |                      |
|---------------------|------------------|----------------------|
| First Floor Office  | 760 sq.ft        | ( 70.61 sq.m)        |
| Second Floor Office | <u>912 sq.ft</u> | <u>( 84.73 sq.m)</u> |
| Total               | 1,672 sq.ft      | (155.34 sq.m)        |

## TERMS

The premises are available either by way of assignments of the existing leases on the following terms:

- First Floor - Existing lease expires 23<sup>rd</sup> January 2022 with a passing rent of £14,440 per annum exclusive.
- Second Floor - Existing lease expires 31<sup>st</sup> July 2024 with a passing rent of £17,000 per annum exclusive.

Interested parties should note that the above offices are potentially available on a new lease either together or separately at a rent to be agreed.

**Subject to Contract.**

**RATES** The Valuation Office Agency Website describes the first and second floors as “Offices and Premises” and advises the 2017 Rateable Values are £11,200 and £9,200 respectfully. The UBR for 2020/21 is 49.9 pence in the £.

**VAT** All rents and prices quoted are exclusive of VAT, if applicable.

**COSTS** Each party to bear their own costs.

**For further information or to view please contact**

**Jamie Christian MSc Real Estate Tel: 01737 222835**

**Email: [jamie@raynerscommercial.com](mailto:jamie@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**

**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**



AWAITING

EPC

#### 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.