



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

First and Second
Floor Office

TO LET

PROPERTY SUMMARY

- Modern 1st 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 23rd January 2022 with a passing rent of £14,440 per annum exclusive.
- Second Floor - Existing lease expires 31st 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

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