



# omnibus

REIGATE RH2 7LD

**GRADE A TOWN CENTRE OFFICES  
WITH EXCELLENT PARKING**

**AVAILABLE TO LET  
2,800 SQ FT TO 27,880 SQ FT**



## A Truly Business Environment

Omnibus, situated in Reigate town centre, is a landmark self-contained Grade A office building with striking curtain wall glazing and a double height entrance to both inspire and impress.

At the heart of Omnibus is the spacious full height central atrium which provides an appealing social and business breakout area for occupiers and visitors to enjoy with free WiFi.

The building benefits from both a multi-storey car park and a private shuttlebus, which provides regular peak time services to and from Redhill mainline station providing excellent connections to London, Gatwick Airport and beyond.

Existing tenants include:

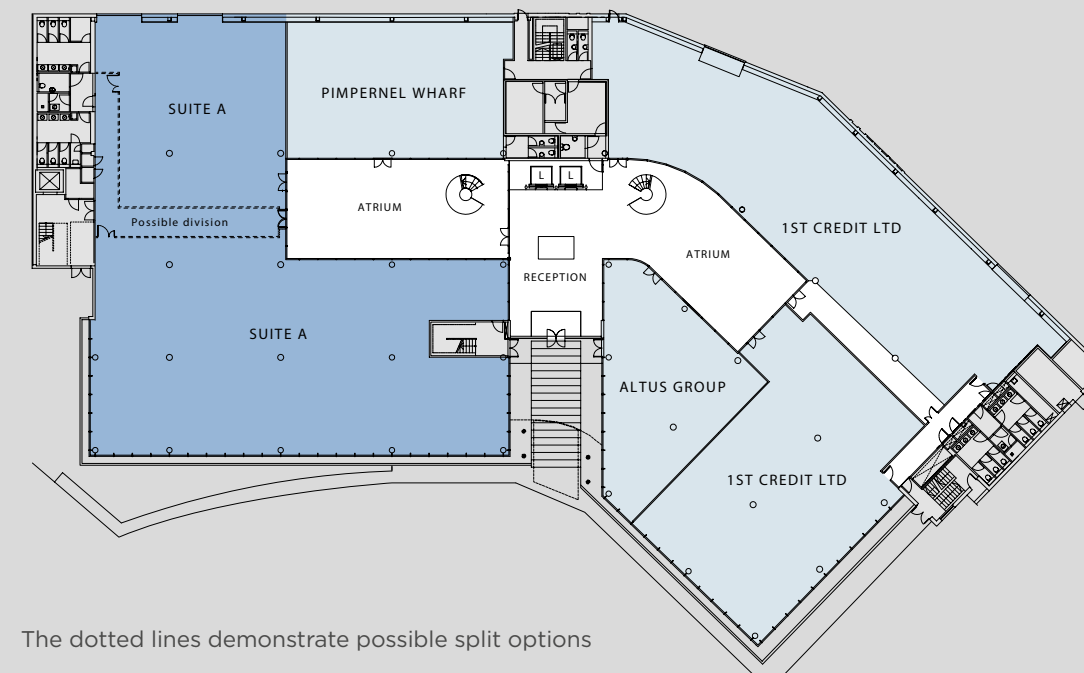
- Deutsche Leasing
- Intrum UK Ltd
- Altus Group
- Pimpernel Wharf

## Grade A Specification

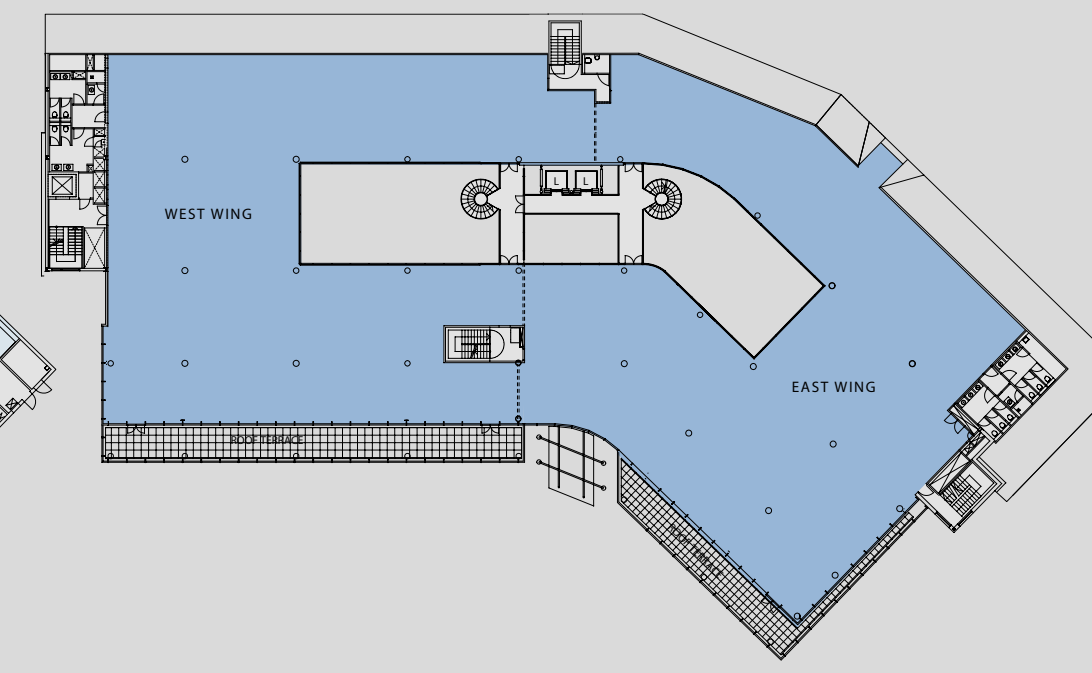
- Four pipe fan coil air conditioning
- Full access raised floors 150mm void
- Floor to ceiling height of 2.75m
- Suspended ceilings
- LED lighting
- Two fully glazed 13 person lifts
- Male, female and disabled WCs
- Shower facilities on each floor
- Multi-storey car park offering generous car parking ratio of 1:290 sq ft
- EPC 'C' (67)



### GROUND FLOOR PLAN



### SECOND FLOOR PLAN



### Available Accommodation

<b>Second Floor - West Wing</b>	<b>9,310 sq ft</b>	<b>865 sq m</b>
<b>Second Floor - East Wing</b>	<b>9,862 sq ft</b>	<b>916 sq m</b>
<b>Ground Floor - Suite A</b>	<b>8,708 sq ft</b>	<b>809 sq m</b>
<b>Total Available</b>	<b>27,880 sq ft</b>	<b>2,590 sq m</b>

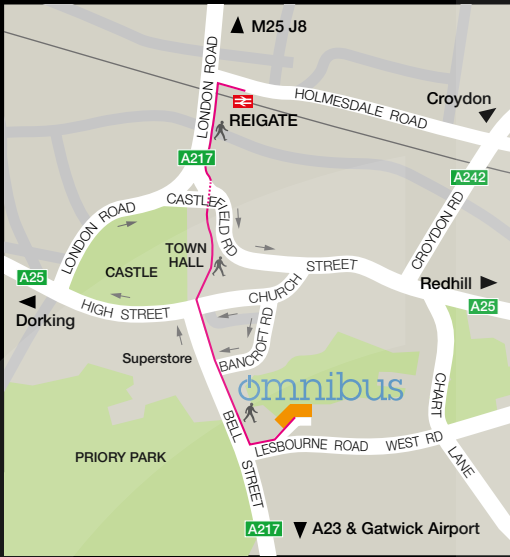
### Flexible Space

The whole second floor will become available in Spring 2021, offering an opportunity for an entirely self-contained floor space. Alternatively, the second floor is available as two separate wings of 9,585 sq ft and 9,587 sq ft.

The remaining ground floor offices are available as a self-contained suite of 8,708 sq ft or can be subdivided in suites from approximately 2,800 sq ft. Further details upon request.







## Well Located for Transport

Being strategically located between the M25 (Junction 8) and Gatwick Airport, Reigate benefits from excellent transport links with the A217 running north to south through the town. This provides easy access to the M25 Junction 8 to the north and Gatwick Airport to the south.

Reigate Railway Station provides regular services to Redhill, Central London and Gatwick Airport as well as Dorking, Guildford and Reading to the west. The historic Reigate tunnel built in 1823 under the Castle grounds provides a direct walking route linking the station to the town centre, providing easy accessibility to Omnibus.

## Shuttle Bus to Redhill Station

For additional connectivity to Redhill Railway Station a private shuttlebus operates for the morning and the evening commute and at lunchtimes taking approximately 6 minutes door-to-door.

This service is available to all occupiers and included within the cost of the service charge. As part of the Easit scheme, tenants can also benefit from other cost saving green transport initiatives.

## Reigate Amenities

Omnibus is just a short walk from the bustling High Street of Reigate which is home to a number of High Street names such as M&S, Crew, Fat Face, WH Smith and Boots. The town has an excellent reputation as a gourmet centre with a variety of restaurants and cafes offering an array of cuisines including Nando's, Wagamama's, Bill's and Côtes. Directly outside Omnibus, Lesbourne Road provides a range of boutique shops and amenities including cafés, a bakery and gastro pub The Venture Inn. Omnibus also benefits from being on the doorstep of Reigate Priory Park which has a range of sports facilities on offer as well as a popular café.

## By Road:

	miles	mins
REDHILL	1.5	4
M25 J8	2.5	6
GATWICK AIRPORT	8	12
CRAWLEY	10	22
CROYDON	15	38
CENTRAL LONDON	27	55
HEATHROW AIRPORT	29	35

Source: www.theaa.com

## By Rail:

	mins
REDHILL	4
GATWICK AIRPORT	16
GUILDFORD	23
LONDON BRIDGE	40
LONDON VICTORIA	45
READING	60

Source: www.nationalrail.co.uk

For further information or to arrange a viewing, contact the joint agents:



**Tim Hodges**

tim.hodges@altusgroup.com

**Nathalie George**

nathalie.george@altusgroup.com



**Alex Lowdell**

alex.lowdell@dtre.com

**Hannah Davies**

hannah.davies@dtre.com