

GRADE A REFURBISHED
OFFICE BUILDING
TO LET

FINAL FLOOR REMAINING

LONDON ROAD
REIGATE

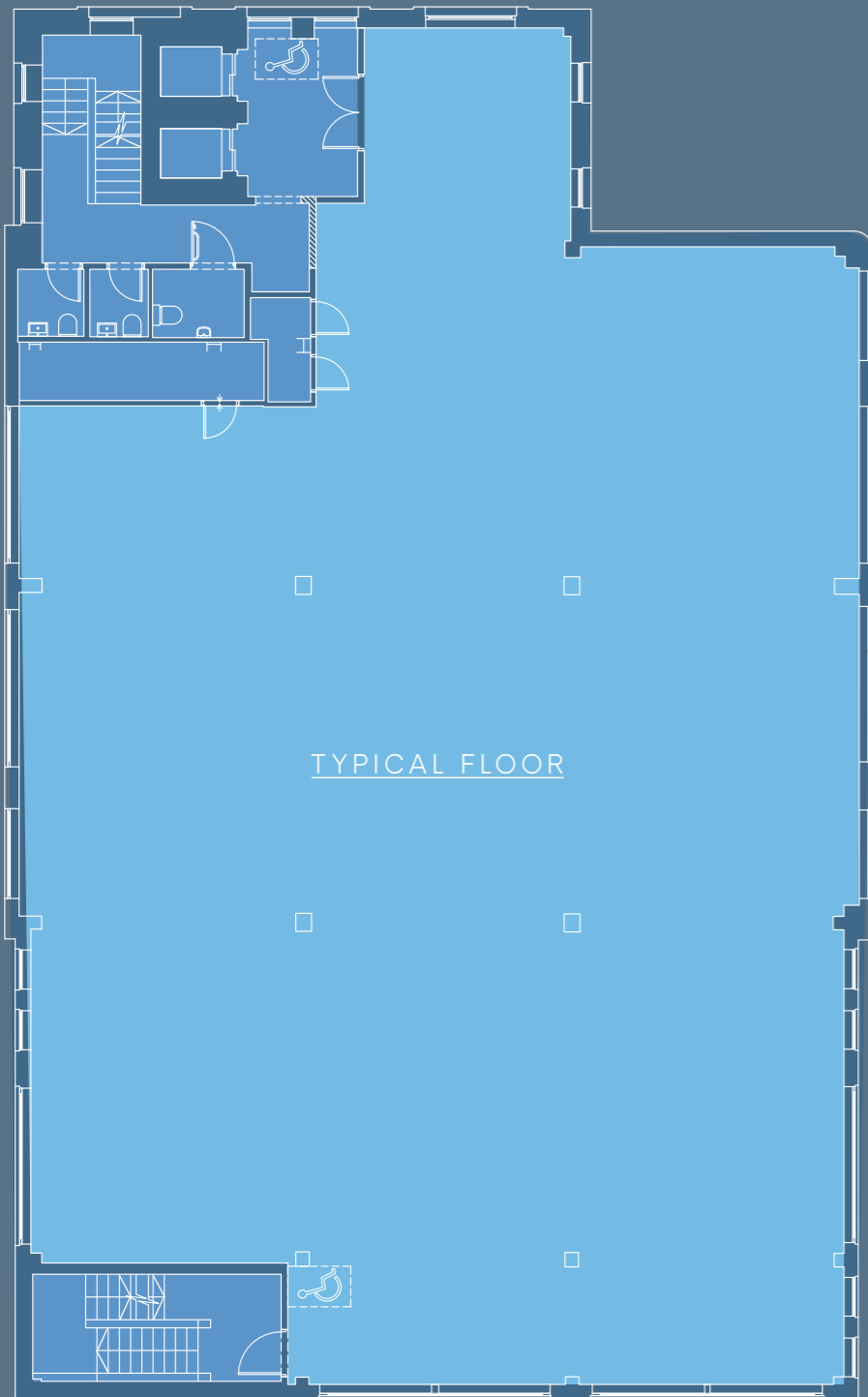


A prominent and prestigious town centre office building situated in an unrivalled location within a 2 minute walk of the railway station.

45 London Road has been comprehensively refurbished and repositioned to create high specification Grade A office accommodation.

| AREA | SQ FT | SQ M | AVAILABILITY |
|----------------------|--------------|--------------|--------------|
| FIRST FLOOR | 4,961 | 461.0 | AVAILABLE |
| SECOND FLOOR | - | - | LET |
| THIRD FLOOR (RIGHT)* | - | - | LET |
| THIRD FLOOR (LEFT) | - | - | LET |
| FOURTH FLOOR | - | - | LET |
| TOTAL | 4,961 | 461.0 | |

*Fully fitted and furnished
Approximate IPMS 3 Floor Areas



- 
NEW VRF AIR CONDITIONING SYSTEM
- 
NEW SHOWERS, CHANGING ROOMS AND SECURE BIKE STORAGE
- 
FULL ACCESS RAISED FLOORS
- 
NEW LED LIGHTING
- 
SKA GOLD RATING
- 
EPC B
- 
NEW 2 X 8 PERSON (630 KG) LIFTS
- 
BACKBONE FIBRE READY
- 
**12 CAR PARKING SPACES (1:413 SQ FT)
4 SHARED ELECTRIC CAR CHARGING POINTS**

Highly efficient and appealing workspace

45 London Road provides highly sustainable, flexible and energy efficient office accommodation with new M&E throughout, achieving an EPC rating of B and SKA Gold standard for environmental assessment. The building also benefits from a newly remodelled and re-landscaped arrival experience and reception area.



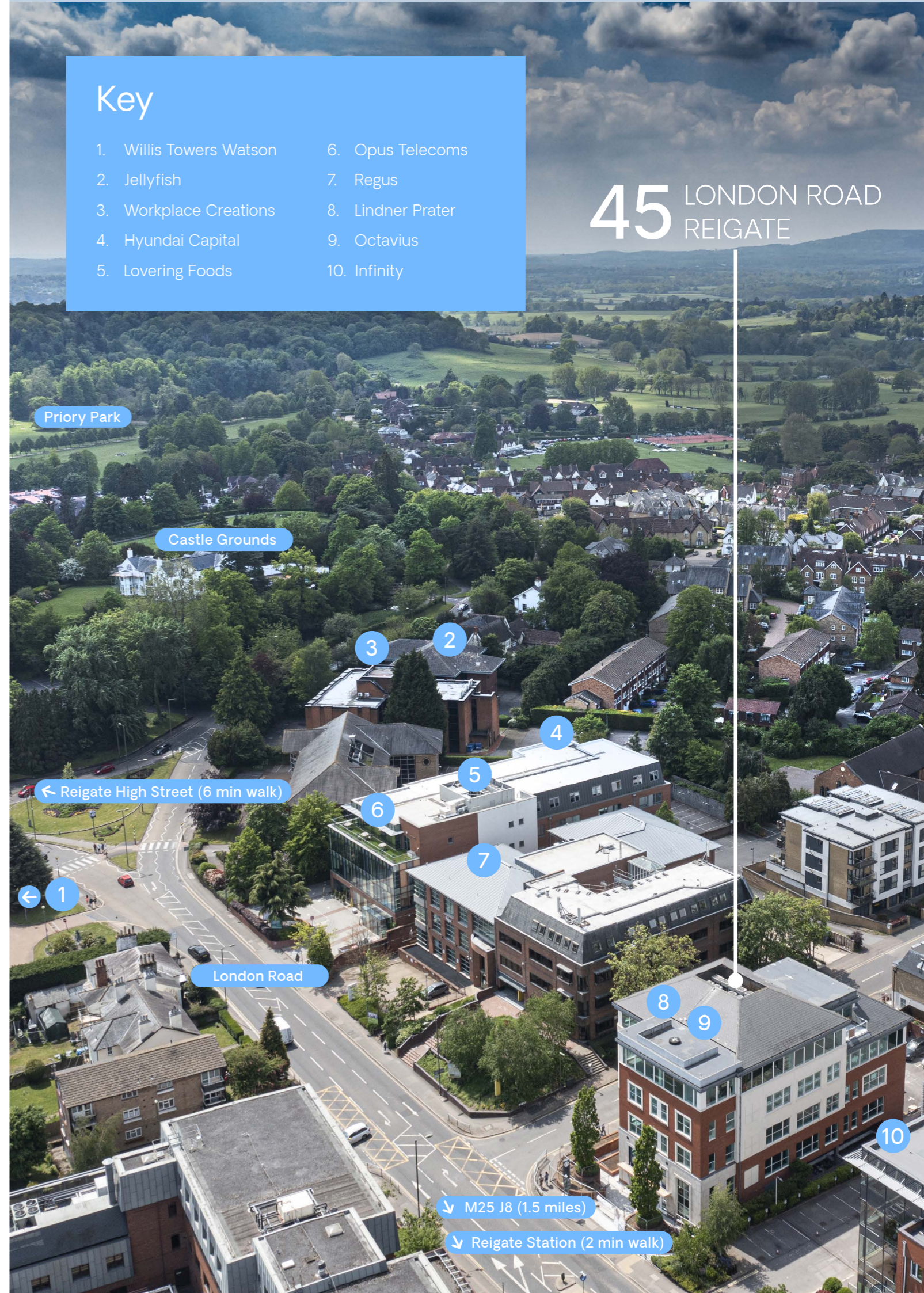
45 London Road benefits from high quality finishes and amenities throughout, together with far reaching views over the Surrey Hills.



Key

- 1. Willis Towers Watson
- 2. Jellyfish
- 3. Workplace Creations
- 4. Hyundai Capital
- 5. Loving Foods
- 6. Opus Telecoms
- 7. Regus
- 8. Lindner Prater
- 9. Octavius
- 10. Infinity

45 LONDON ROAD REIGATE



Priory Park

Castle Grounds

← Reigate High Street (6 min walk)

London Road

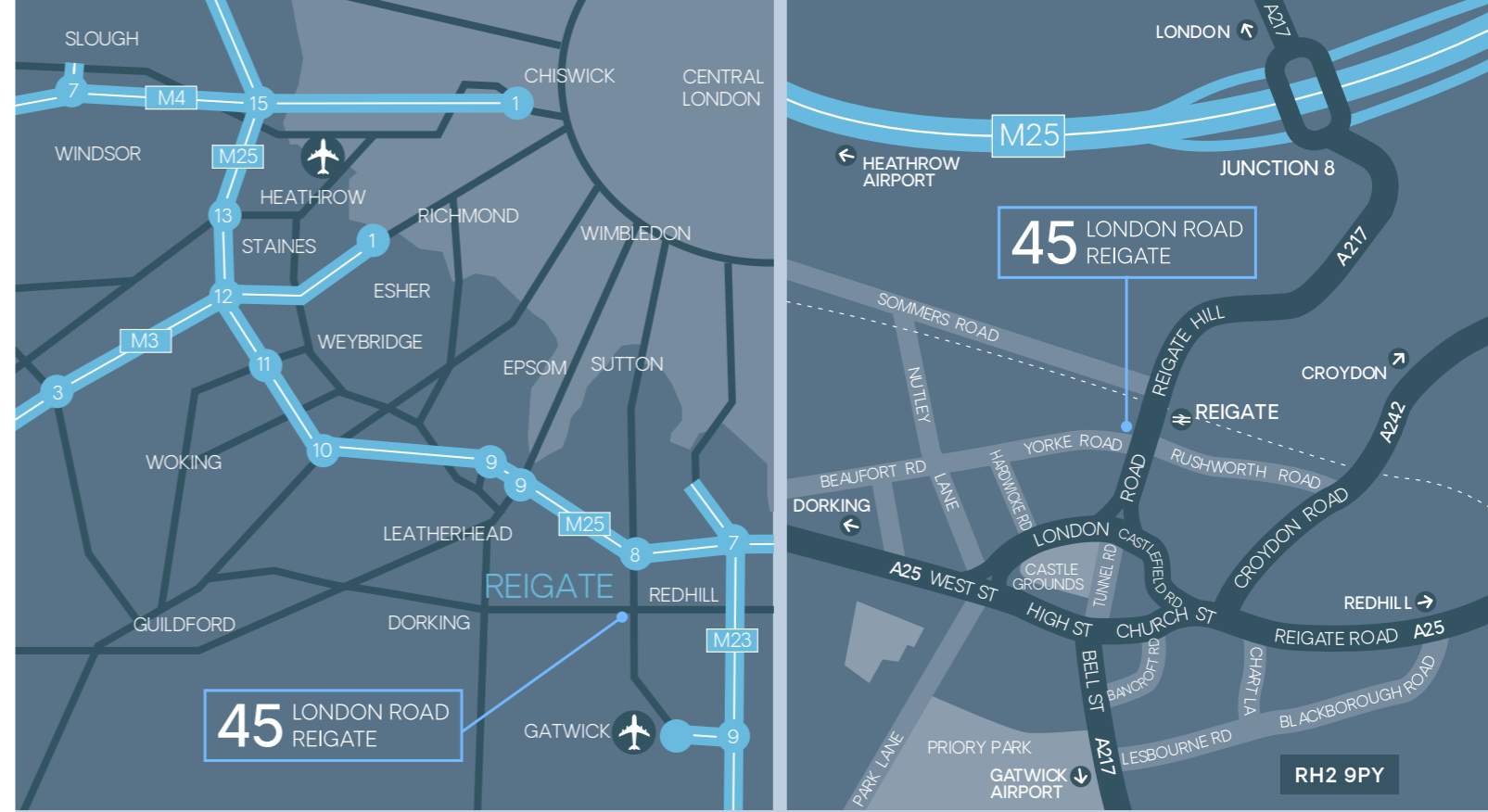
↘ M25 J8 (1.5 miles)

↘ Reigate Station (2 min walk)

45 London Road is situated within only a few minutes' walk of the highly appealing amenities of Reigate Town Centre. This affluent market town is the perfect location to both live and work, with a wealth of beautiful outdoor amenity including Priory Park and Castle Grounds. Framed by the backdrop of the Surrey Hills, Reigate is a great location for staff wellness and wellbeing.



View from the 4th Floor



Indicative maps only. Not to Scale

London Road is Reigate's premier office location

...come and join the many corporate occupiers that have made the town their home including Esure, Willis Towers Watson, Hyundai Capital, Tesco Underwriting and Osborne Plc.

The town benefits from excellent road connectivity with Junction 8 of the M25 at Reigate Hill providing easy access to the national motorway network. Gatwick Airport is also only 8 miles to the south.

Reigate Railway Station is only a 2 minute walk and provides regular services to Central London, Gatwick Airport, Croydon and Redhill, as well as Dorking, Guildford and Reading to the west.

| By Road | miles |
|------------------|-------|
| J8 M25 | 1.5 |
| Redhill | 2 |
| Gatwick Airport | 7.5 |
| Crawley | 11 |
| Croydon | 14 |
| London | 25 |
| Heathrow Airport | 28 |

| By Rail | mins |
|-----------------|------|
| Gatwick | 19 |
| Guildford | 25 |
| Croydon | 28 |
| London Bridge | 42 |
| London Victoria | 47 |
| Reading | 63 |

Source: Google Maps, www.nationalrail.co.uk

Approximate distances and journey times



The High Street is characterised by charming boutique shops alongside a number of known brands such as Oliver Bonas, M&S, Fat Face, WH Smith and Boots.



The town is also well known for its excellent variety of restaurants, cafes, delicatessens and pubs. High street brands and gourmet independent operators including Bills, Wagamama, Café Rouge, Giggling Squid, Gails, Pizza Express, Nandos, and Chalk Hills Bakery offer a vast array of cuisines.



Outdoor dining on Tunnel Road

Owned and
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