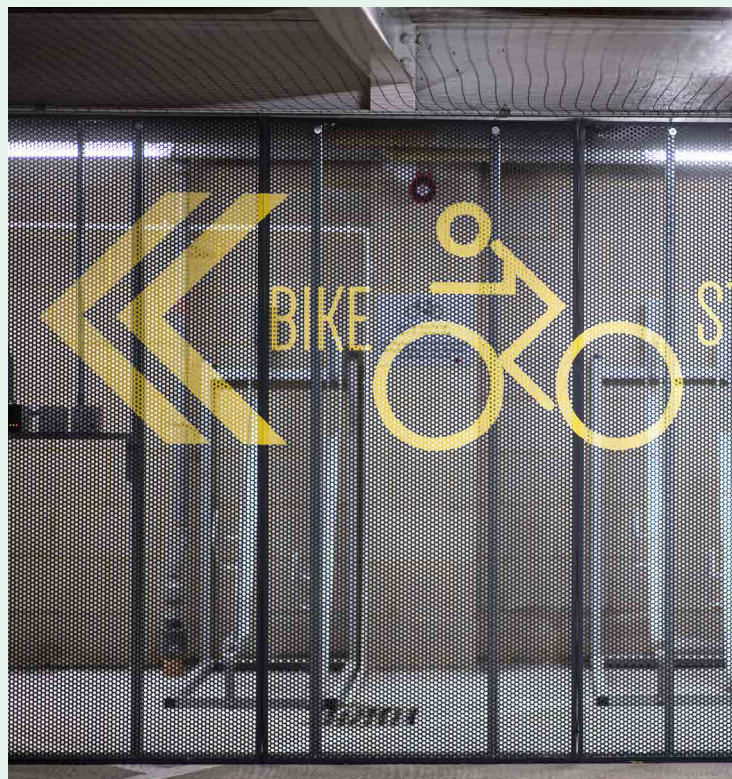


45 LONDON ROAD REIGATE



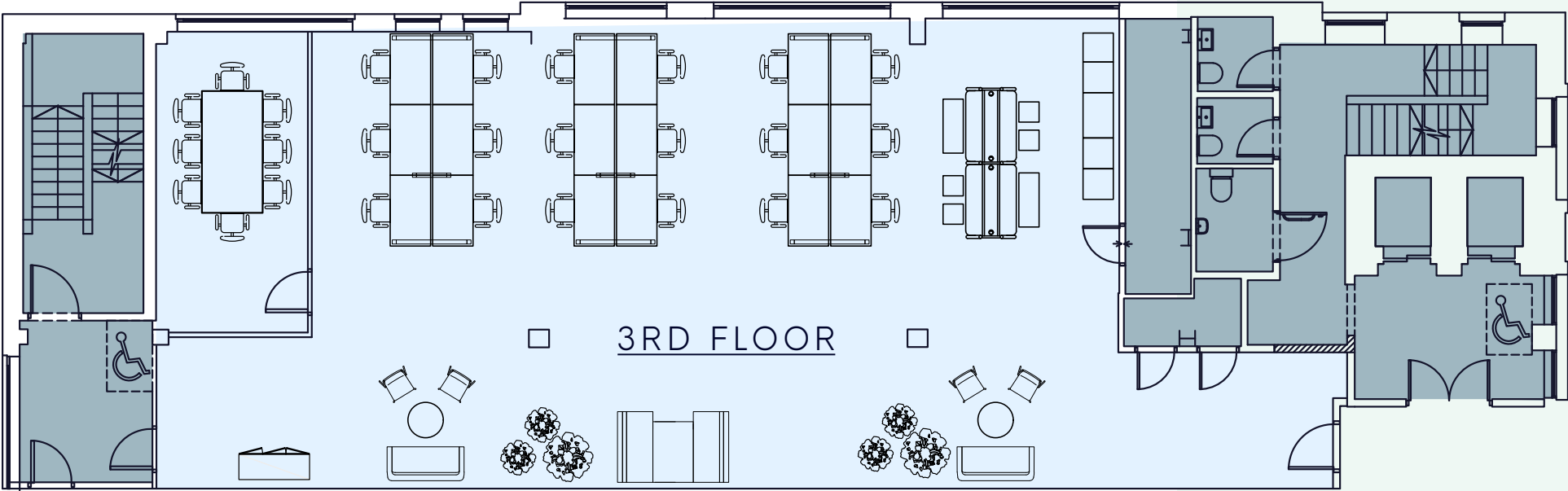
3RD FLOOR SUITE

GRADE A REFURBISHED
NEWLY FITTED
4,939 SQ FT
TO LET



45 London Road provides highly sustainable, flexible and energy efficient office accommodation with new M&E throughout, achieving an EPC rating of A and SKA Gold standard for environmental assessment.

The building also benefits from a newly remodelled and re-landscaped arrival experience and reception area.



Discover the brand new part fitted 3rd floor office

The remaining third floor suite at 45 London Road is now available with the benefit of a designer led high quality partial fit out. Benefit from reduced relocation costs and faster occupation, with the ability to add your identity and finalise your fit out to create the space you need for your business.

Alternatively the landlord will also consider providing a fully fitted plug and play solution with further details upon request.

AREA	SQ FT	SQ M
FIRST	4,961	461.0
SECOND	5,074	471.4
THIRD FLOOR	2,052	190.7
TOTAL	12,087	1,123

- 

EPC A
- 

NEW LED LIGHTING
- 

CAT A+ FULLY FITTED OFFICES
- 

NEW SHOWERS & CHANGING ROOM
- 

SKA GOLD RATING
- 

FULL ACCESS RAISED FLOORS
- 

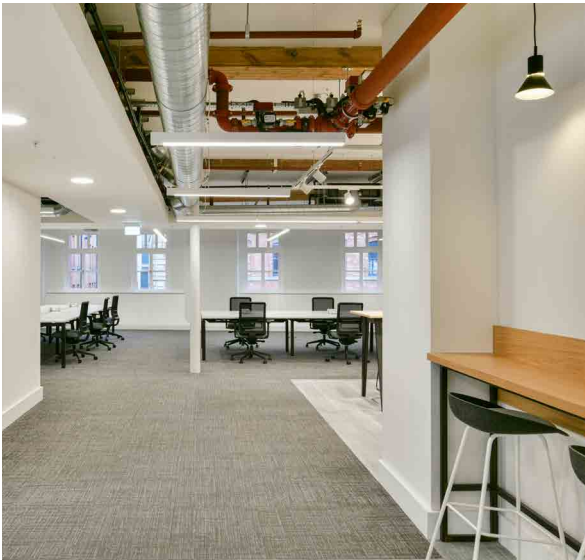
NEW VRF AIR CONDITIONING SYSTEM
- 

NEW 2 X 8 PERSON (630 KG) LIFTS
- 

SECURE BIKE STORAGE
- 

NETWORK CABLED
- 

5 CAR PARKING SPACES (1:385 SQ FT)
4 SHARED ELECTRIC CAR CHARGING POINTS



45 LONDON ROAD REIGATE

← Reigate High Street (5 min walk)

↘ M25 J8 (1.5 miles)

↘ Reigate Station (2 min walk)

45 LONDON ROAD REIGATE



Owned and
managed by



BY ROAD	MILES	BY RAIL	MINS
J8 M25	1.5	Gatwick	19
Redhill	2	Guilford	25
Gatwick Airport	7.5	Croydon	28
Crawley	11	London Bridge	42
Croydon	14	London Victoria	47
London	25	Reading	63
Heathrow Airport	28		

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



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