

**PART 2<sup>ND</sup> FLOOR, BANCROFT PLACE,  
BANCROFT ROAD, REIGATE,  
SURREY, RH2 7RP.  
OFFICES TO LET**



**3,730 SQ FT (346.5 SQ M)  
12 ON-SITE CAR PARKING SPACES**

**01737 230700**

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**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

**Location:**

Bancroft Place is located in the centre of Reigate, immediately opposite the public library, adjacent to the town's multi-storey car park where season tickets are available from Reigate and Banstead Borough Council. Junction 8 of the M25 at Reigate Hill is within 2 miles and Reigate Railway Station with services to Guildford, Reading and London Victoria/Bridge via Redhill is within walking distance.

Reigate is a vibrant market town with excellent local amenities including Banks, quality restaurants and many independent retailers.

**Description:**

The available accommodation comprises the southern suite on the second floor, totalling 3,730 sq. ft. The suite has been refurbished and benefits from the following amenities:-

- ◆ New air conditioning
- ◆ Gas Fired Central Heating
- ◆ Complete redecoration
- ◆ Full Access Raised Floors
- ◆ Double Glazing
- ◆ Suspended Ceiling with Recessed Lighting
- ◆ 12 On-Site Car Parking Spaces
- ◆ Passenger lift

**Terms:**

The offices are available to let by way of a new lease direct from the Landlord.

The premises have a rateable value of £59,000 with the rates payable being £29,087 for the current year. The service charge is estimated at £6.00 per sq. ft.

The quoting rent equates to £22.50 per sq. ft. per annum exclusive. VAT is not payable on the rent.

Energy Performance Certificate Rating: C (73)

**For further information or to arrange a viewing, please contact:**

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