



Ground Floor, 58 Castle Walk,  
Reigate, Surrey, RH2 9AT

Central Reigate  
Offices

**TO LET**

## PROPERTY SUMMARY

- Self-contained Ground Floor Office
- Excellent town centre location on Reigate High Street
- Reigate train station within walking distance
- Close to restaurants, shops and other local amenities
- Available at an initial rent of £8,950 per annum exclusive

## LOCATION

Situated on the north side of the High Street, in the centre of Reigate and close to a wide selection of shops, restaurants, supermarkets, banks and post office. The offices are accessed from Castle Walk behind the High Street which backs onto the attractive Castle gardens. Reigate Railway Station is within easy walking distance and Junction 8 of the M25 is about 2 miles to the North. Various town centre pay & display car parks are situated close by where business contract spaces are available.

## DESCRIPTION

The premises comprise a ground floor office which has been refurbished a few years ago to a high standard. The office benefits from perimeter trunking, a kitchenette, double glazing, modern LED lighting, carpeting throughout and shared toilet facilities. The premises are accessed from the rear of the property via Church Walk.

The net internal floor area is as follows:-

Ground Floor Office	391 sq.ft	(36.33 sq.m)
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## TERMS

The premises are available to let for a term to be agreed, on a new full repairing and insuring lease, at an initial rent of £8,950 per annum exclusive

## Subject to Contract

## VAT

All rents quoted are exclusive of VAT, if applicable.

**RATES** - The Valuation Office Agency Website lists the property as "Office & Premises" and advises that the 2017 Rateable Value is £6,000. The Current UBR for 2021/22 is 49.9 pence in the £. **Small business rates relief may be available.** Further enquiries in this respect should be made to Reigate & Banstead Council on 01737 276000.

**LEGAL COSTS** - Each party is to bear their own legal costs.

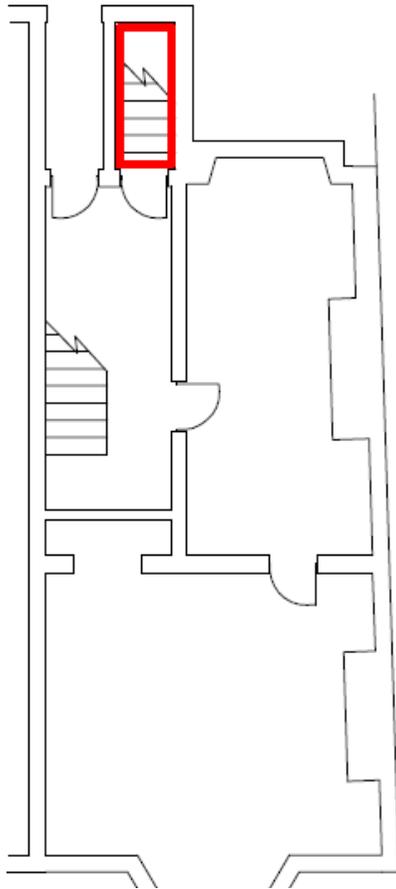
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Not to Scale  
For indicative purposes only

## Energy Performance Certificate

Non-Domestic Building

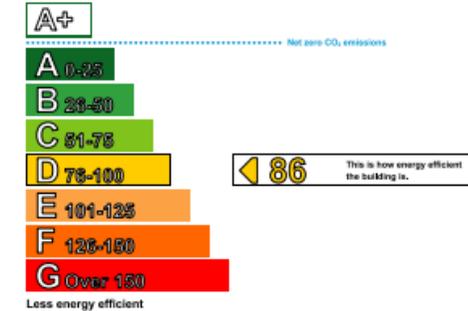
58 High Street  
REIGATE  
RH2 8AT

Certificate Reference Number:  
0060-0233-5159-1492-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	226
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	78.12
Primary energy use (kWh/m <sup>2</sup> per year):	462.11

### Benchmarks

Buildings similar to this one could have ratings as follows:

- 25 If newly built
- 72 If typical of the existing stock

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