



Hartland House, 45 Church Street,
Reigate, RH2 0AD

Modern Town
Centre Office

TO LET

PROPERTY SUMMARY

- Modern 1st Floor, self contained office
- Excellent road and rail connections
- First Floor Area of 760 sq.ft (70.61 sq.m)
- Reigate Town Centre close to excellent restaurants & shops
- Attractive rear decked garden area
- Rent of £16,500 per annum exclusive (subject to contract)

LOCATION

Hartland House is situated on the north side of Church Street, in the centre of Reigate and close to a wide selection of shops, restaurants, supermarkets, banks and post office. Reigate Railway Station is within easy walking distance and Junction 8 of the M25 is about 2 miles to the North. A multi-storey car park is situated approximately 50 metres to the south where contract spaces are available.

PROPERTY SUMMARY

Attractive, modern office suite on the first floor of a three-storey building with separate male and female toilet facilities. The office space is air-conditioned and benefits from 3-compartment perimeter trunking and direct access to an attractive outside decked garden area.

The accommodation and net internal floor areas are as follows: -

First Floor Office	760 sq.ft	(70.61 sq.m)
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TERMS

The premises are available by way of a sub-let from Savills at a rent of £16,500 per annum exclusive for a term up until January 2027.

Subject to Contract.

RATES The Valuation Office Agency Website describes the first floor as “Offices and Premises” and advises the 2017 Rateable Value is £11,250. The UBR for 2022/23 is 49.9 pence in the £. **We understand the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Reigate & Banstead Council.

VAT All rents and prices quoted are exclusive of VAT, if applicable.

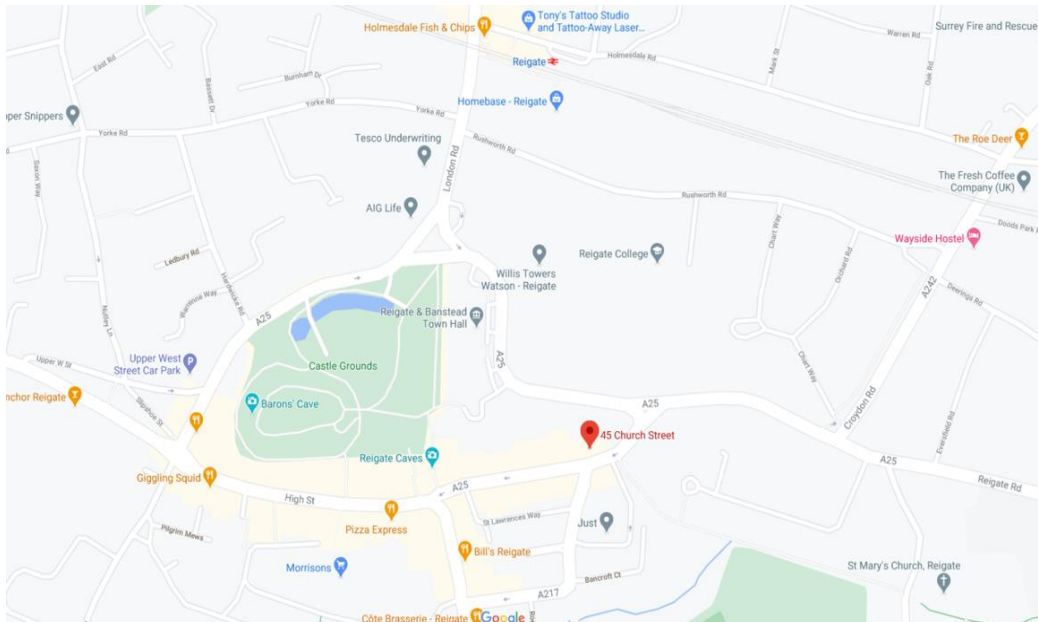
EPC This premises has an EPC Rating of D (92).

COSTS Each party to bear their own costs.

For further information or to view please contact

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