



PRIORY HOUSE, HIGH STREET, REIGATE, RH2 9AE
TO LET

Premier business space
in central Reigate.



MODERN OFFICES FROM 560 SQ FT (50 SQ M)
prioryhousereigate.com

WELCOME TO PRIORY HOUSE

VIBRANT COMMUNITY, HAPPY TALENT

Reigate is a historic town in Surrey, with a thriving High Street, full of cafes, shops, and restaurants. Priory House is prominently positioned in the centre of the High Street.

Facilities include new kitchen and shower areas, LED lighting, and air conditioning. There is a private basement car park with EV charging.

The building has excellent fibre internet, offers 24/7 access, and is an 11-minute walk from Reigate train station. Other occupiers include project managers, professional service firms, and a media company.

It is managed directly by the landlord. Occupiers benefit from exclusive promotions with neighbouring retailers.

Amenities within walking distance include:

Gails

Cafe Nero

M&S Food

Pret A Manger

Priory Park – grade 1 listed building set in 65 acres of open parkland with woods.



Gatwick Airport
20 minutes



M25 J8
6 minutes



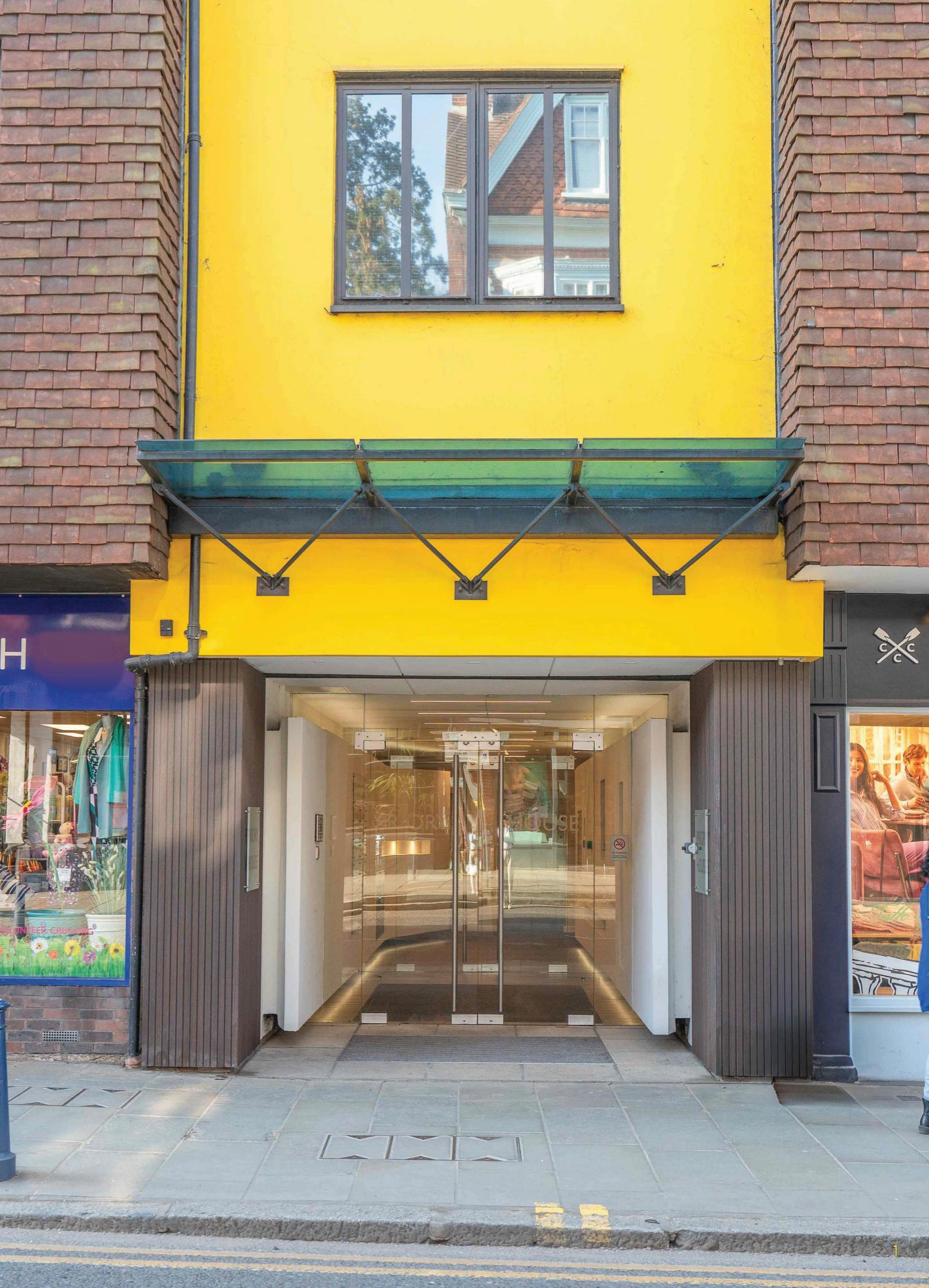
Reigate Station
11 minutes walk



Large parks
nearby



Close to shops &
restaurants



prioryhousereigate.com





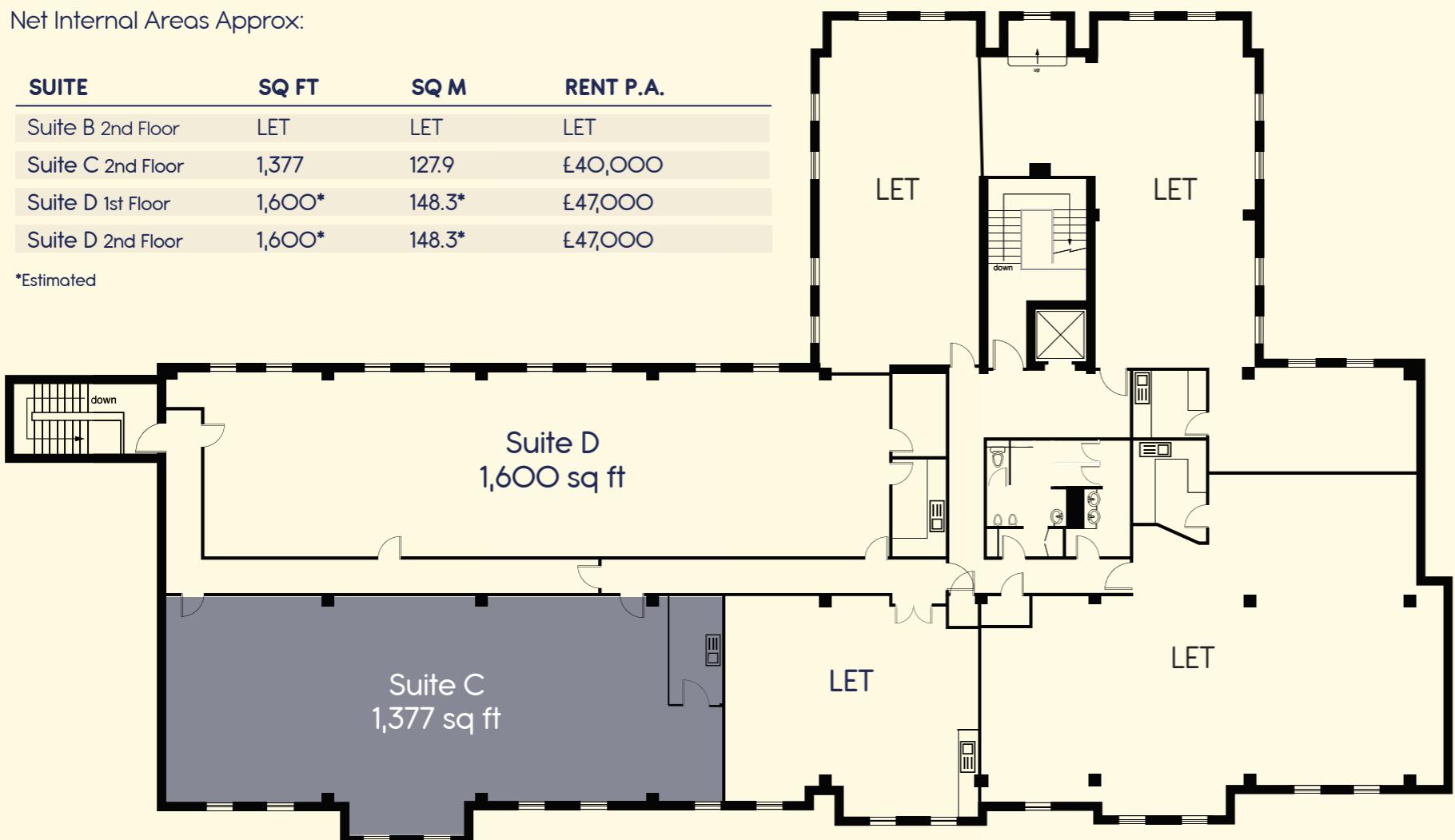
FEATURES & FLOORPLAN

SCHEDULE OF ACCOMMODATION

Net Internal Areas Approx:

SUITE	SQ FT	SQ M	RENT P.A.
Suite B 2nd Floor	LET	LET	LET
Suite C 2nd Floor	1,377	127.9	£40,000
Suite D 1st Floor	1,600*	148.3*	£47,000
Suite D 2nd Floor	1,600*	148.3*	£47,000

*Estimated



EPC rated - B



Air conditioning



Perimeter heating



New LED lighting



Perimeter trunking



Kitchen facilities



Passenger lift



24/7 access



Basement & external car park



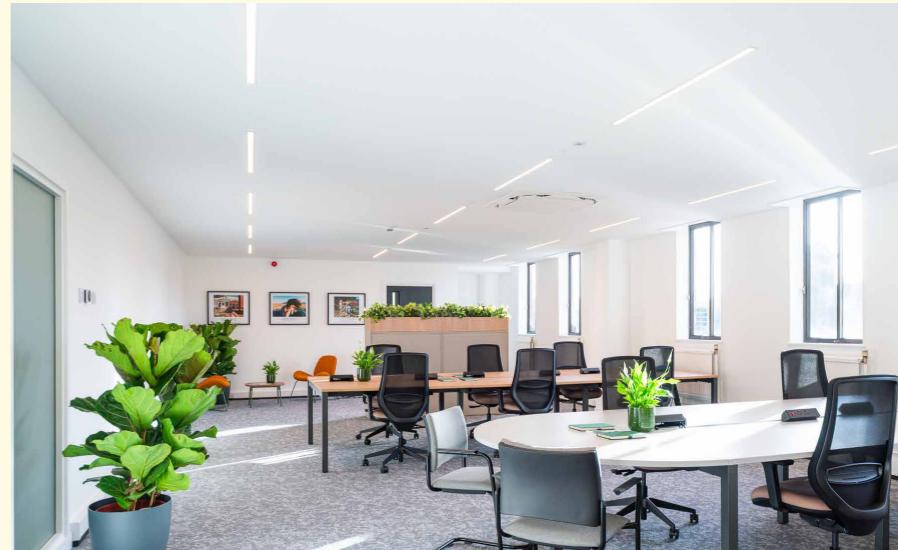
Cycle rack



Direct phone entry system



Shower facilities



AROUND THE HOUSE



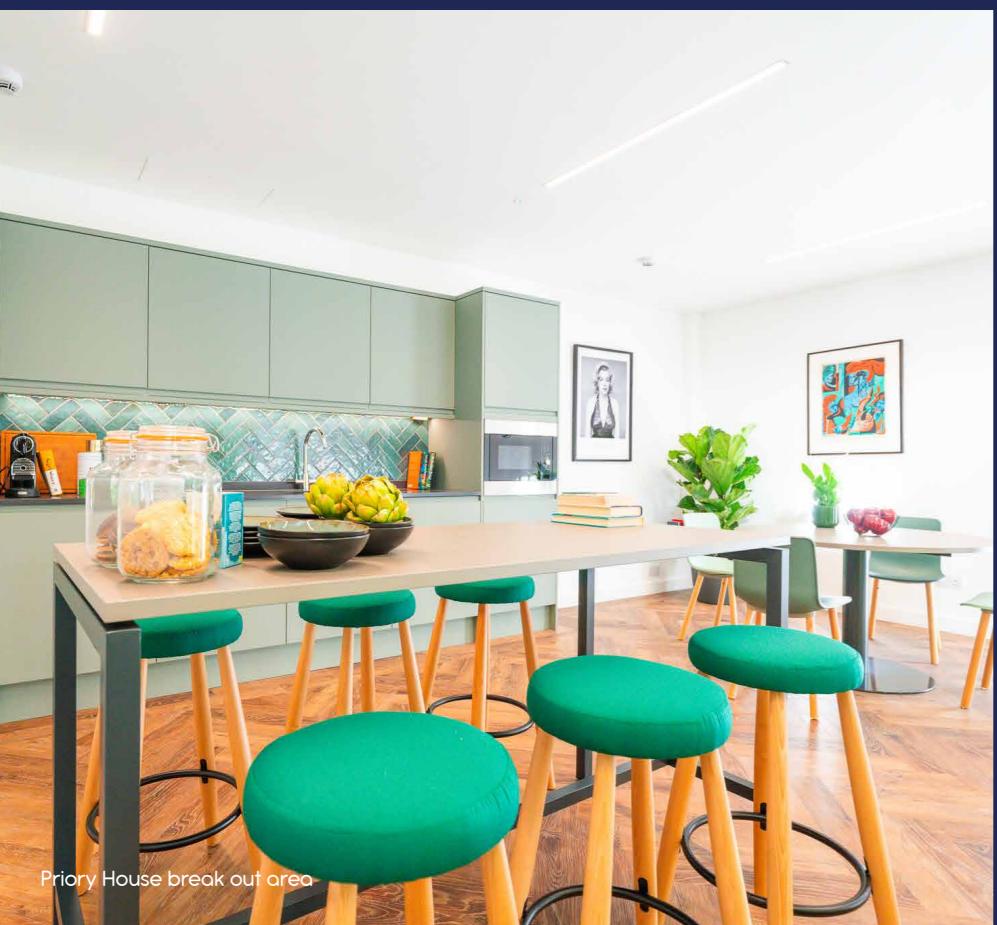
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High Street Establishments:

BENEFIT
 BETWEEN THE LINES
 CAFE NERO
 CLARKS
 COSTA COFFEE
 CREW CLOTHING
 FAT FACE CLOTHING
 GAILS
 GIGGLING SQUID
 HYBRID FITNESS
 JO MALONE
 M&S FOOD
 MOUNTAIN WAREHOUSE
 NANDOS
 PRET A MANGER
 RUSH HAIR REIGATE
 SIMPLY SPORTS
 SPACE NK
 SPECSAVERS
 STARBUCKS COFFEE
 TALL TREES NURSERY
 THE BELL PUB
 THE BULLS HEAD PUB
 THE MARKET STORES PUB
 THE ROSE ROOM CAFE
 TONI AND GUY HAIR
 WHSMITH
 WHISTLES

COMMUNITY CENTRAL



EASY COME, EASY GO

Reigate is a strategic office location with immediate access to the national motorway network via J8 of the M25 to the North and Gatwick Airport to the South. Reigate benefits from direct trains to London Victoria, Gatwick Airport, Redhill and Reading.



BY ROAD

Redhill	1.5 miles	4 mins
M25 J8	2.5 miles	6 mins
Gatwick Airport	8 miles	20 mins
Crawley	10 miles	22 mins
Croydon	15 miles	38 mins
Central London	27 miles	55 mins
Heathrow Airport	29 miles	35 mins



BY RAIL

Reigate to Redhill	4 mins
Reigate to Gatwick Airport	16 mins
Reigate to Guildford	23 mins
Reigate to London Bridge	40 mins
Reigate to London Victoria	50 mins

Reigate Station is an 11 min walk from Priory House



TERMS: Upon application.

VAT: Charged on the rent.

EPC: The suites available have B ratings.

VIEWING:

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