

The background is a solid blue color. It features several abstract white line drawings. On the left, there are multiple overlapping rectangular outlines of varying sizes, some of which are slightly offset from each other, creating a sense of depth. On the right, there are several concentric rectangular outlines, some of which are also offset. At the bottom right, there are several concentric curved lines, resembling a stylized 'C' or a partial circle, also with some offset layers. The overall effect is modern and architectural.

GRADE A REFURBISHED
OFFICE BUILDING
TO LET

LONDON ROAD
REIGATE



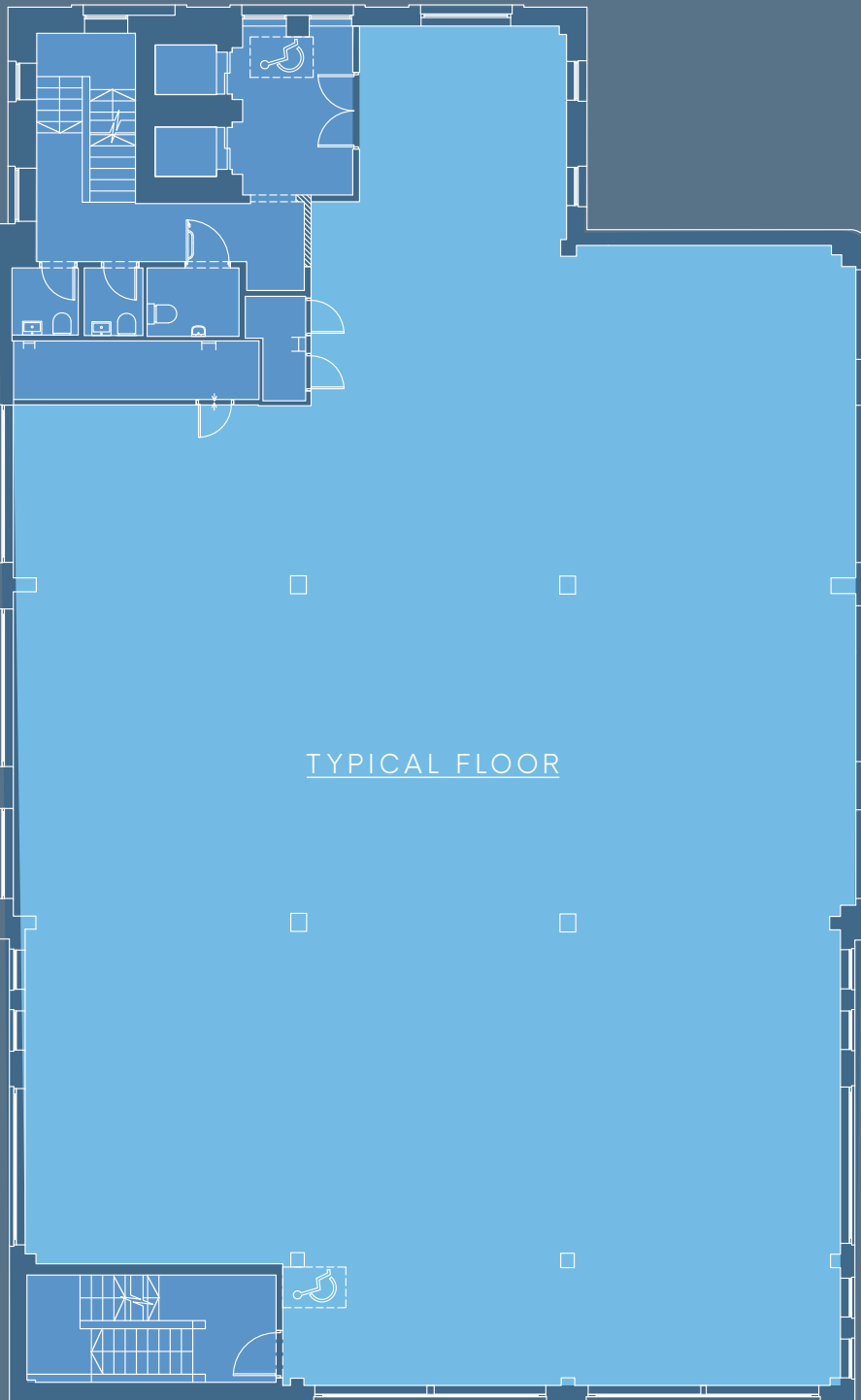
A prominent and prestigious town centre office building situated in an unrivalled location within a 2 minute walk of the railway station.

45 London Road has been comprehensively refurbished and repositioned to create high specification Grade A office accommodation.

The part third floor suite is also now available with a brand new contemporary fully furnished fit out.

AREA	SQ FT	SQ M	AVAILABILITY
FIRST FLOOR	4,961	461.0	AVAILABLE
SECOND FLOOR	5,074	471.4	AVAILABLE
THIRD FLOOR (RIGHT)*	2,052	190.7	AVAILABLE
THIRD FLOOR (LEFT)	-	-	LET
FOURTH FLOOR	-	-	LET
TOTAL	12,087	1,123	

*Fully fitted and furnished
Approximate IPMS 3 Floor Areas



TYPICAL FLOOR



NEW VRF AIR
CONDITIONING
SYSTEM



NEW SHOWERS,
CHANGING ROOMS
AND SECURE BIKE
STORAGE



FULL ACCESS
RAISED FLOORS



NEW LED
LIGHTING



SKA GOLD
RATING



EPC B



NEW 2 X 8 PERSON
(630 KG) LIFTS



BACKBONE
FIBRE READY



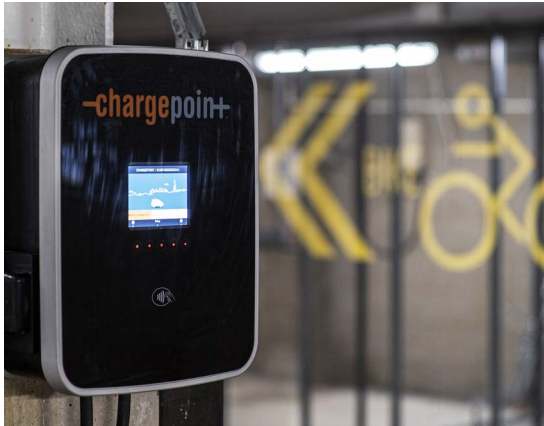
32 CAR PARKING
SPACES (1:385 SQ FT)
4 SHARED ELECTRIC CAR
CHARGING POINTS

Highly efficient and
appealing workspace
fully fitted and furnished

45 London Road provides highly sustainable, flexible
and energy efficient office accommodation with new
M&E throughout, achieving an EPC rating of B and SKA
Gold standard for environmental assessment. The
building also benefits from a newly remodelled and
re-landscaped arrival experience and reception area.



45 London Road benefits from high quality finishes and amenities throughout, together with far reaching views over the Surrey Hills.



Key

- | | |
|-------------------------|-----------------------|
| 1. Willis Towers Watson | 6. Opus Telecoms |
| 2. Jellyfish | 7. Regus |
| 3. Workplace Creations | 8. Danisco UK Limited |
| 4. Hyundai Capital | 9. Octavius |
| 5. Lovering Foods | 10. Infinity |

45 LONDON ROAD REIGATE



Priory Park

Castle Grounds

← Reigate High Street (6 min walk)

London Road

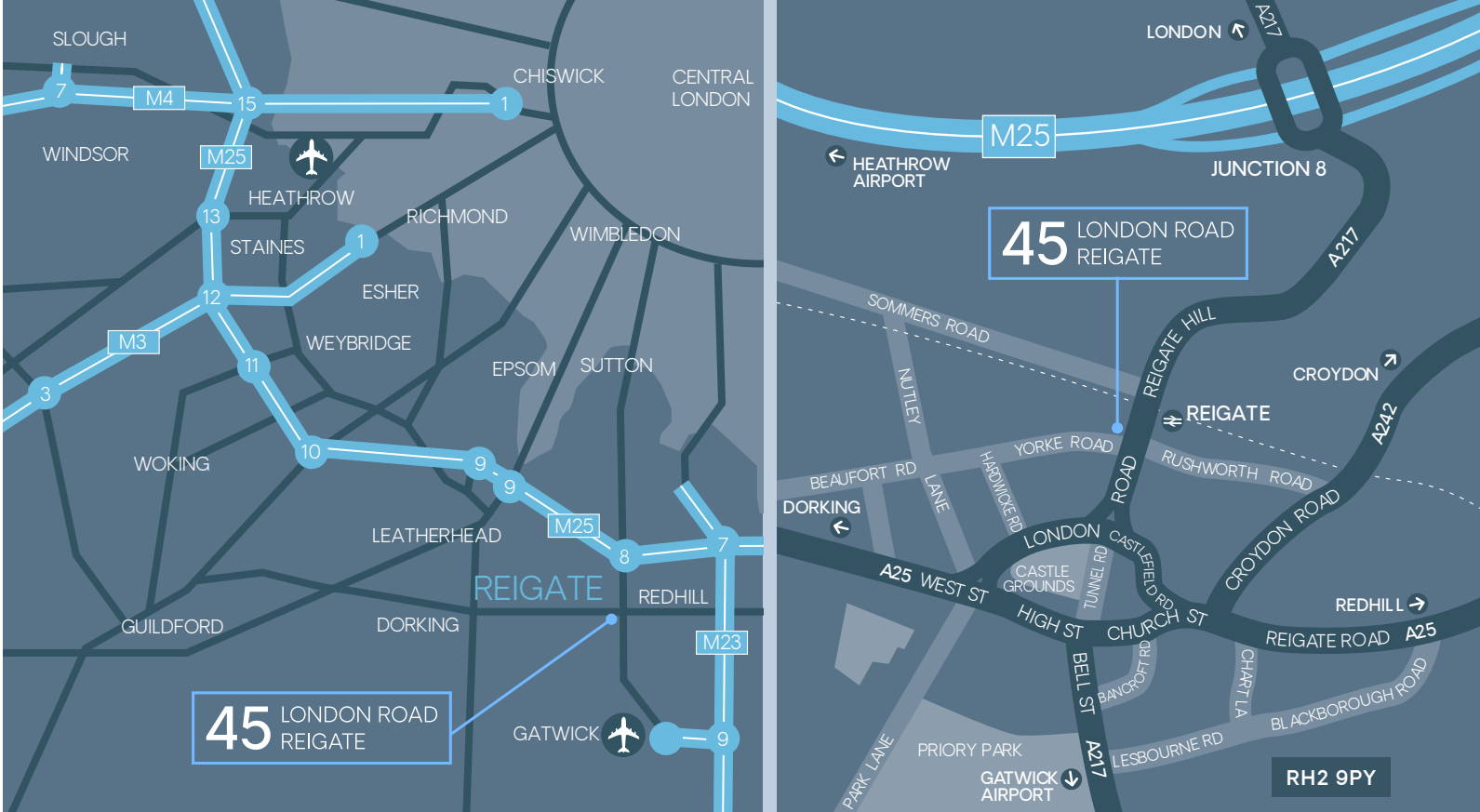
↘ M25 J8 (1.5 miles)

↘ Reigate Station (2 min walk)

45 London Road is situated within only a few minutes' walk of the highly appealing amenities of Reigate Town Centre. This affluent market town is the perfect location to both live and work, with a wealth of beautiful outdoor amenity including Priory Park and Castle Grounds. Framed by the backdrop of the Surrey Hills, Reigate is a great location for staff wellness and wellbeing.



View from the 4th Floor



Indicative maps only. Not to Scale

London Road is Reigate’s premier office location

...come and join the many corporate occupiers that have made the town their home including Esure, Willis Towers Watson, Hyundai Capital, Tesco Underwriting and Osborne Plc.

The town benefits from excellent road connectivity with Junction 8 of the M25 at Reigate Hill providing easy access to the national motorway network. Gatwick Airport is also only 8 miles to the south.

Reigate Railway Station is only a 2 minute walk and provides regular services to Central London, Gatwick Airport, Croydon and Redhill, as well as Dorking, Guildford and Reading to the west.

By Road	miles
J8 M25	1.5
Redhill	2
Gatwick Airport	7.5
Crawley	11
Croydon	14
London	25
Heathrow Airport	28

By Rail	mins
Gatwick	19
Guildford	25
Croydon	28
London Bridge	42
London Victoria	47
Reading	63

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

Approximate distances and journey times



The High Street is characterised by charming boutique shops alongside a number of known brands such as Oliver Bonas, M&S, Fat Face, WH Smith and Boots.



The town is also well known for its excellent variety of restaurants, cafes, delicatessens and pubs. High street brands and gourmet independent operators including Bills, Wagamama, Café Rouge, Giggling Squid, Gails, Pizza Express, Nandos, and Chalk Hills Bakery offer a vast array of cuisines.



Outdoor dining on Tunnel Road

Owned and
managed by



TIM HODGES

tim.hodges@ryan.com

(M) 07818 514 403

(T) 01737 243 328

BILLY QUELCH

billy.quelch@ryan.com

(M) 07827 806 899

(T) 01737 243 328



DAVID SMITH

david.smith@michaelrogers.co.uk

(M) 07801 700 656

(T) 01737 230 739

NIALL CHRISTIAN

niall.christian@michaelrogers.co.uk

(M) 07780 678 684

(T) 020 8332 4591



WILL FOSTER

will.foster@realestate.bnpparibas

(M) 07789 878 007

JAMES LITTLE

james.little@realestate.bnpparibas

(M) 07350 404 732

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