



## First Floor Offices

Wolvers Home Farm, Ironsbottom, Reigate, RH2 8QG

**Fitted out first floor  
character offices situated in  
an attractive landscaped  
rural setting**

**1,257 sq ft**  
(116.78 sq m)

- Shared ground floor reception
- Open plan main office
- Beamed vaulted ceilings
- 1 x large meeting room / boardroom with balcony
- 2 x private offices
- Store / server room
- Comfort cooling
- Kitchenette
- Male and female WCs
- EPC Rating B (36)

## Summary

<b>Available Size</b>	1,257 sq ft
<b>Rent</b>	£24 per sq ft
<b>Rates Payable</b>	£9.58 per sq ft 2026 / 2027 figure. Interested parties should make their own enquiries with the local authority
<b>Rateable Value</b>	£27,250
<b>Service Charge</b>	£12.41 per sq ft This figure includes gas and electricity for the demised premises as well as the Landlord's common parts
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (36)

## Description

Wolvers Home Farm provides an attractive office environment in a spacious rural setting.

The first floor suite is configured in an open plan format with a large boardroom and two smaller meeting rooms / private offices, together with a kitchenette, male and female WCs and a server room.

The main boardroom and open plan office area both benefit from balconies which overlook the grounds. The office has significant architectural character with a vaulted ceiling and exposed timber beams.

## Location

The property is situated in an attractive rural location, off Ironsbottom Road, midway between Reigate and Gatwick. Gatwick Airport is approximately 6.5 miles away by car with access to the motorway network either via J8 of the M25 or J9 of the M23 being approximately 5 and 6 miles respectively.

The nearest retail and food amenities are situated at Woodhatch in Reigate and Hookwood Tesco approximately 2.5 miles and 3 miles respectively from the property.

## Terms

The office is available on a new lease on terms to be agreed.



## Viewing & Further Information



**Tim Hodges**

07818 514403

Tim.Hodges@Ryan.com