



Unit 1D, 61 Albert Road North

Reigate, RH2 9RS

Industrial unit with offices

10,857 sq ft
(1,008.65 sq m)

- Concertina loading door W: 3.65, H: 3.25m
- 30 allocated car spaces
- New roof to warehouse
- Freehold with vacant possession
- Min eaves 3.2m, max eaves 6.4m

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Summary

Available Size	10,857 sq ft
Price	£1,250,000
Rates Payable	£58,275 per annum Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or www.reigatebanstead.gov.uk
Rateable Value	£105,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Location

The subject property is situated on the popular and well established Albert Road North Estate, located to the west of Reigate town centre. The town centre and railway station are within 1km. Junction 8 of the M25 is 3km to the north providing excellent access to the southern M25 network.

For exact location use what 3 words; ears.farmer.gold

Description

Unit 1D is situated to the rear of the Estate and comprises a semidetached industrial/warehouse with two storey section to the front. The property has recently had a new insulated roof installed to the warehouse section. There is loading on the front (east) and side (south) elevations.

On the first floor are offices with gas central heating, male and female WCs and kitchen area. The accommodation is in need of general redecoration throughout.

Tenure

The property is being sold freehold with vacant possession.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

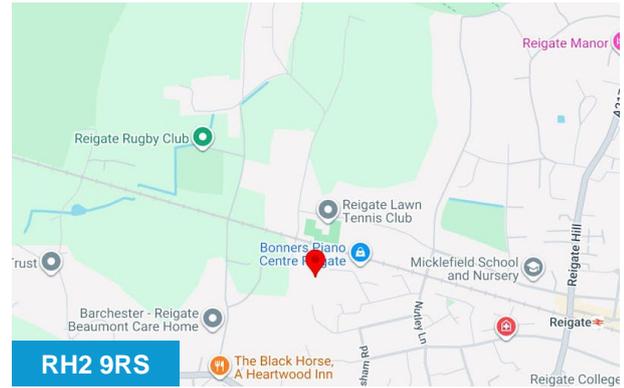
Accommodation

There are two small mezzanine stores totalling 1,178 sq ft (109 sq m). The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	8,276	768.87
1st	2,581	239.78
Total	10,857	1,008.65

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Viewing & Further Information



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