



# omnibus

REIGATE RH2 7LD

LANDMARK GRADE A TOWN CENTRE OFFICES



# THE LOCATION FOR ALL OCCASIONS

## LOCATION

Omnibus benefits from being in the heart of the bustling town centre of Reigate and a short drive (2.5 miles) to the M25.

Reigate is home to a wide range of amenities including independent and high street retailers, restaurants, cafés, pubs and boutique shops.

On the doorstep is Priory Park, perfect for a stroll, run, sporting activities, lunch or a short café break together with the wide-ranging and appealing independent neighbourhood amenities of Lesbourne Road.

## CONNECTIVITY

Being strategically located between the M25 (Junction 8) and Gatwick Airport, Reigate benefits from excellent transport links with the A217 running north to south through the town. This provides easy access to the M25 Junction 8 to the north and Gatwick Airport to the south.

Reigate Railway Station provides regular services to Redhill, Central London and Gatwick Airport as well as Dorking, Guildford and Reading to the west.

The historic Reigate tunnel built in 1823 under the Castle grounds provides a direct walking route linking the station to the town centre, providing easy accessibility to Omnibus.





# NEW RECEPTION AND BREAKOUT SPACE

AT THE HEART OF OMNIBUS IS A SPACIOUS FULL HEIGHT CENTRAL ATRIUM WHICH PROVIDES SOCIAL AND BREAKOUT AREAS FOR OCCUPIERS AND VISITORS TO GRAB A COFFEE, HOST A MEETING OR HAVE A CHANGE OF ENVIRONMENT.





# TAKE A NEW VIEW ON WORK LIFE BALANCE

REIGATE BENEFITS FROM AN ABUNDANCE  
OF GREEN SPACE AND PARKS, TOGETHER  
WITH SUPERB TOWN CENTRE AMENITY.





# TAKE TIME TO RELAX



## PUBS/BARS

- |                      |                      |
|----------------------|----------------------|
| 1. Blue Anchor       | 5. The Hop Stop      |
| 2. Pilgrim Brewery   | 6. The Venture Inn   |
| 3. The Red Cross Inn | 7. The Admiral Inn   |
| 4. The Bell          | 8. The Cage Wine Bar |
|                      | 9. Market Stores     |



## FOOD AND DRINK

- |                             |                         |
|-----------------------------|-------------------------|
| 10. Monte Forte             | 19. Wagamama            |
| 11. Buenos Aires Steakhouse | 20. Cote Brasserie      |
| 12. Gigglng Squid           | 21. Chalk Hills Bakery  |
| 13. Nando's                 | 22. Maison Du Velo      |
| 14. Starbucks               | 23. The Gardent Café    |
| 15. Caffè Nero              | 24. Sea Salt            |
| 16. Pizza Express           | 25. Costa               |
| 17. Banana Tree             | 26. Cullenders Parkside |
| 18. Bill's                  | 27. Oven Fresh Bakery   |
|                             | 28. Lebnani             |



## RETAIL

- |                     |                  |
|---------------------|------------------|
| 29. Morrisons       | 34. Sweaty Betty |
| 30. Marks & Spencer | 35. Oliver Bonas |
| 31. Boots           | 36. Co-op        |
| 32. Fat Face        | 37. Waterstones  |
| 33. Crew Clothing   |                  |



## WELLBEING

- |                        |                   |
|------------------------|-------------------|
| 38. Hybrid Fitness Gym | 40. Very Yoga     |
| 39. ISculpt Pilates    | 41. Tennis Courts |





# GRADE A OFFICE ENVIRONMENT - FITTED OPTIONS AVAILABLE

2nd floor (AIG Office Space - Fit out provided by the Landlord)





# GRADE A OFFICE SPACE WITH OPTION FOR BESPOKE FIT OUT

## AVAILABLE ACCOMMODATION (IPMS 3)

**First Floor Suite\*** 11,003 sq ft 1,022.0 sq m

\* THE FIRST FLOOR SUITE WRAPS AROUND THE CENTRAL ATRIUM AND IS CAPABLE OF FLEXIBLE SUB DIVISION TO MEET A VARIETY OF SPACE REQUIREMENTS FROM APPROXIMATELY 4,152 SQ FT TO 6,716 SQ FT



Multi-storey car park offering excellent car parking ratio of 1:290 sq ft



EV charge points



Four pipe fan coil air conditioning



EPC 'C' (62)



Full access raised floors 150mm void



Suspended ceilings



Two fully glazed 13 person lifts

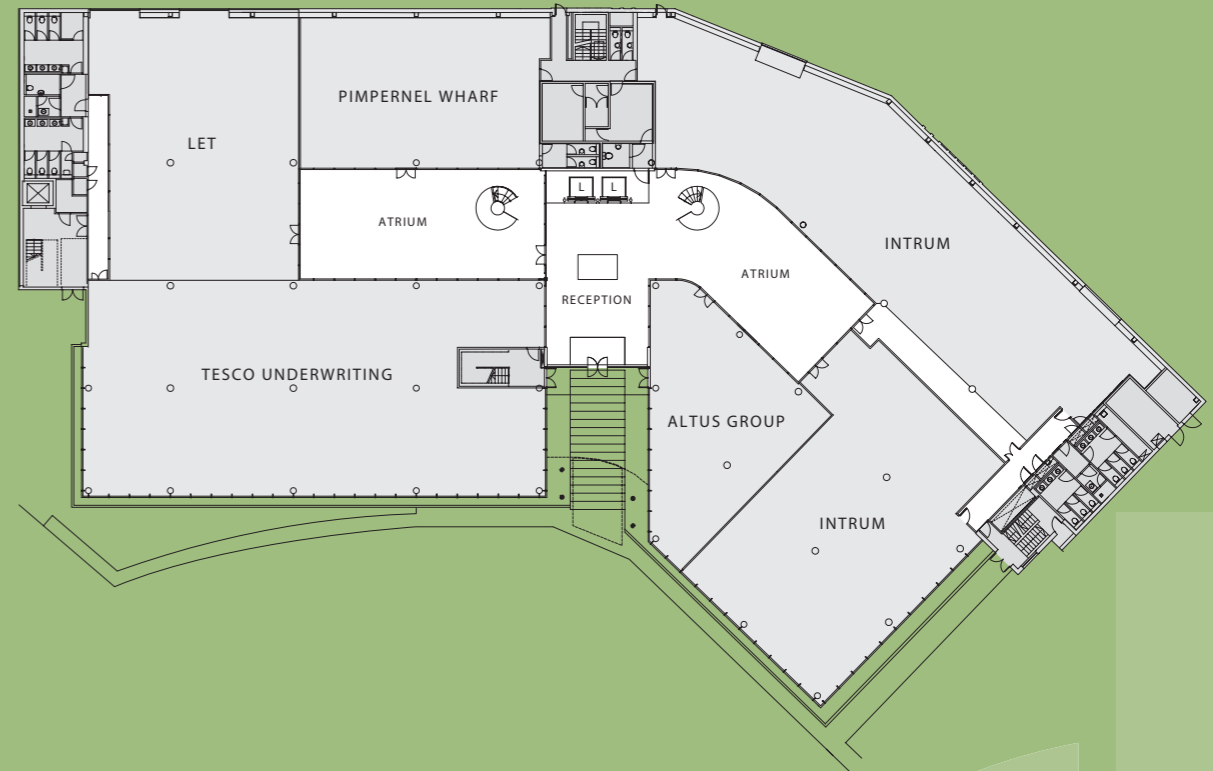


Shower facilities on each floor



Undercover cycle storage

GROUND FLOOR PLAN



FIRST FLOOR PLAN







# CONNECTIVITY



**BY RAIL:**

	mins
REDHILL	4
GATWICK AIRPORT	16
GUILDFORD	23
LONDON BRIDGE	40
LONDON VICTORIA	45
READING	60

Source: www.nationalrail.co.uk

**BY ROAD:**

	miles	mins
REDHILL	1.5	4
M25 J8	2.5	6
GATWICK AIRPORT	8	12
CRAWLEY	10	22
CROYDON	15	38
CENTRAL LONDON	27	55
HEATHROW AIRPORT	29	35

Source: www.theaa.com

## REIGATE OCCUPIERS INCLUDE

**intrum**

**justretirement**

**jellyfish**

**Willis  
Towers  
Watson**

**AIG  
LIFE**

**AltusGroup**

**esure**

**OSBORNE**

**TESCO Underwriting**

[www.omnibus-reigate.co.uk](http://www.omnibus-reigate.co.uk)

For further information or to arrange a viewing, contact the joint agents:

**AltusGroup**  
01737 243 328  
www.altusgroup.com/property

**Tim Hodges**  
tim.hodges@altusgroup.com

**DTRE**  
020 3328 9080  
www.dtre.com

**Alex Lowdell**  
alex.lowdell@dtre.com  
**Hannah Davies**  
hannah.davies@dtre.com