



omnibus

REIGATE RH2 7LD

LANDMARK GRADE A TOWN CENTRE OFFICES

PART GROUND AND SECOND FLOORS AVAILABLE
UP TO 7,732 SQ FT



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 |

RESTAURANTS/CAFÉS

- | | |
|-----------------------------|----------------------------|
| 10. Monte Forte | 19. Wagamama |
| 11. Buenos Aires Steakhouse | 20. Cote Brasserie |
| 12. Giggling 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. Café Rouge | 26. Cullenders Parkside |
| 18. Bill's | 27. Pistachios In The Park |
| | 28. Lebnani |

RETAIL

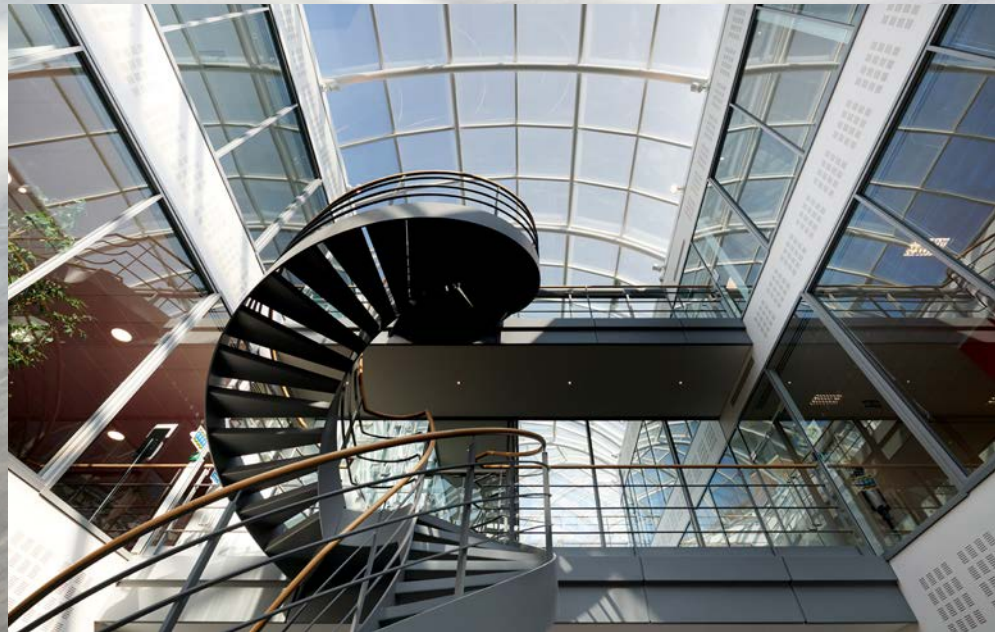
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|---------------------|-----------------------|
| 29. Morrisons | 34. Sweaty Betty |
| 30. Marks & Spencer | 35. Oven Fresh Bakery |
| 31. Boots | 36. Oliver Bonas |
| 32. Fat Face | 37. Co-op |
| 33. Crew Clothing | 38. Waterstones |





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)

Second Floor Suite	4,802 sq ft	446.1 sq m
Ground Floor Suite	2,930 sq ft	272.2 sq m
Available	7,732 sq ft	718.3 sq m

THE SECOND FLOOR SUITE WILL BENEFIT FROM NEWLY INSTALLED LARGE ROOFLIGHTS GIVING EXCELLENT NATURAL LIGHT AND VIEWS ACROSS THE TOWN TO THE SURREY HILLS.

 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

 LED lighting with PIR sensors

 Two fully glazed 13 person lifts

 Shower facilities on each floor

 Undercover cycle storage

GROUND FLOOR PLAN

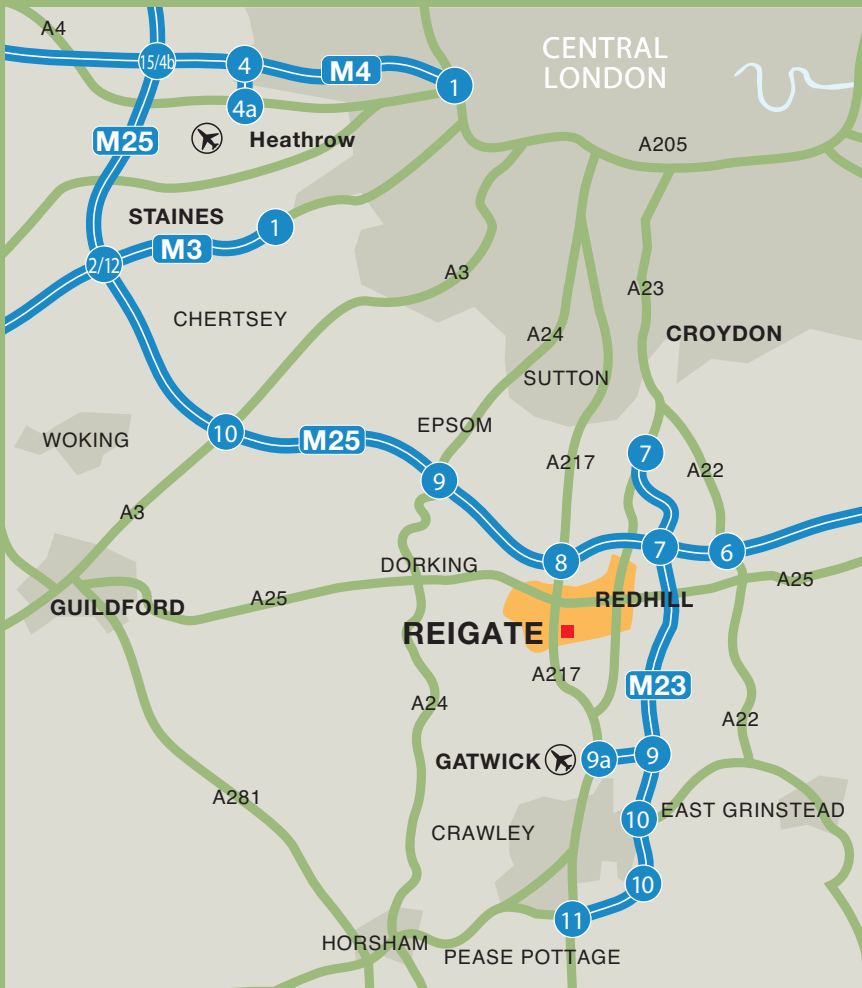


SECOND FLOOR PLAN





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**

Deutsche Leasing

AltusGroup

esure

OSBORNE

TESCO Underwriting

www.omnibus-reigate.co.uk

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