



CASTLEFIELD HOUSE

Castlefield Road ■ Reigate ■ Surrey ■ RH2 0SA



FITTED OFFICE SPACE IN AN UNRIVALLED LIFESTYLE LOCATION

Castlefield House is a prestigious detached modern office building prominently situated in Reigate town centre.

Reigate offers the convenience of M25, London and Gatwick connectivity, within the wider appeal of an affluent and attractive market town known for the amenity benefits of its lifestyle location.

The property sits in attractive landscaped grounds and benefits from a large underground and surface level barrier controlled car park providing 119 spaces.

The large and spacious floorplates provide open plan office accommodation with the cost and time saving benefits of a high quality and contemporary corporate fit out, including kitchen and collaboration / breakout areas, private offices and meeting rooms.



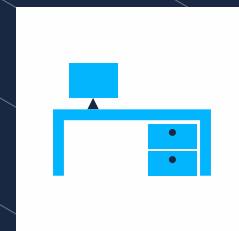


EXTERNALS AND DRONE





CONTEMPORARY
HIGH QUALITY
FIT OUT



FURNITURE
AVAILABLE



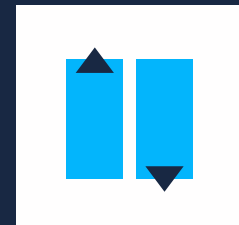
AIR
CONDITIONING



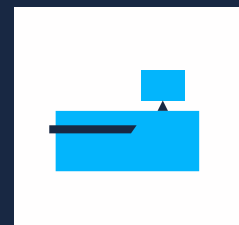
RAISED
ACCESS
FLOORS



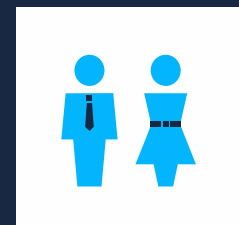
METAL TILE
SUSPENDED
CEILINGS



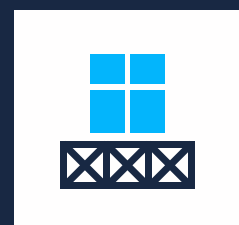
2 X PASSENGER
LIFTS



LARGE
RECEPTION AREA



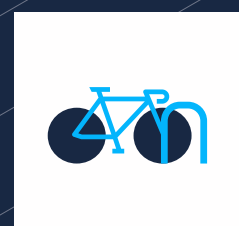
MALE, FEMALE
& DISABLED WC
ON EACH FLOOR



FIRST FLOOR
BALCONY



SHOWER

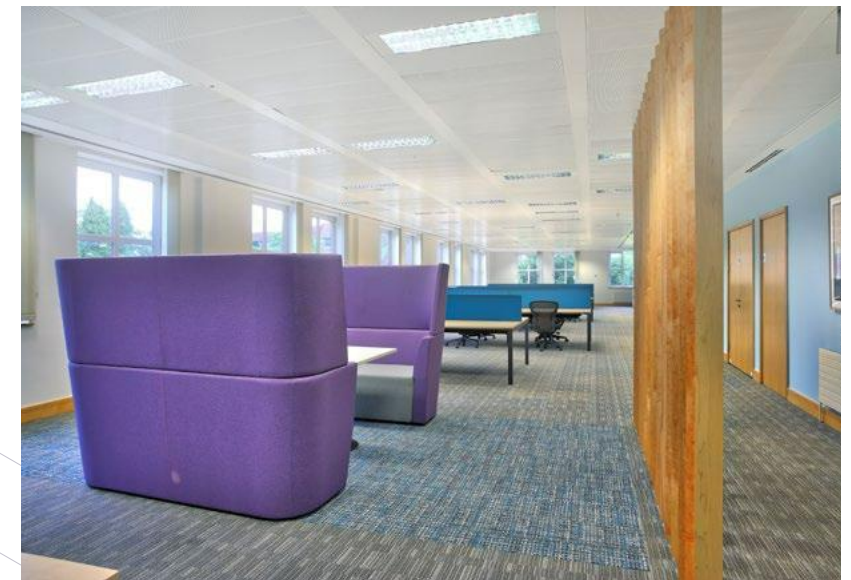


BIKE
RACKS



119 CAR
PARKING SPACES
(1:284 SQ FT)

FITTED... REDUCE YOUR
RELOCATION COSTS







ACCOMMODATION

FLEXIBILITY – WHOLE BUILDING OR PART...
10,539 – 33,781 SQ FT

FLOORS	SQ FT	SQM
RECEPTION	910	84.5
GROUND	10,539	979.1
FIRST	11,166	1037.3
SECOND	11,166	1037.3
TOTAL	33,781	3138.2

APPROX IPMS (3)

RENT

Upon application

TERMS

The property is available as a whole or in floors by way of assignment or a sub lease. Alternatively a new lease may be available directly from the freeholders. Further details upon request.

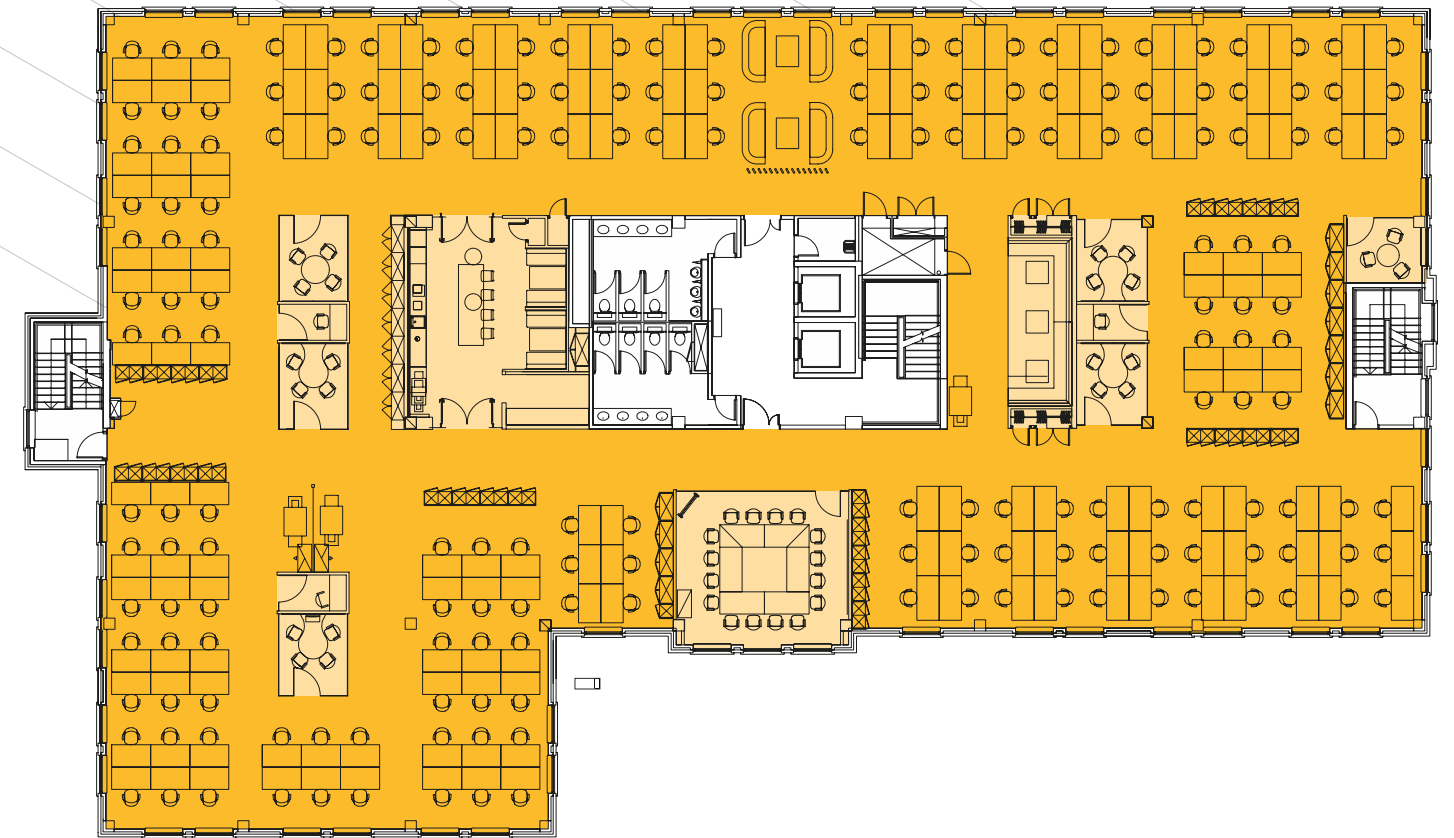
RATES

To be separately assessed

EPC

TBC

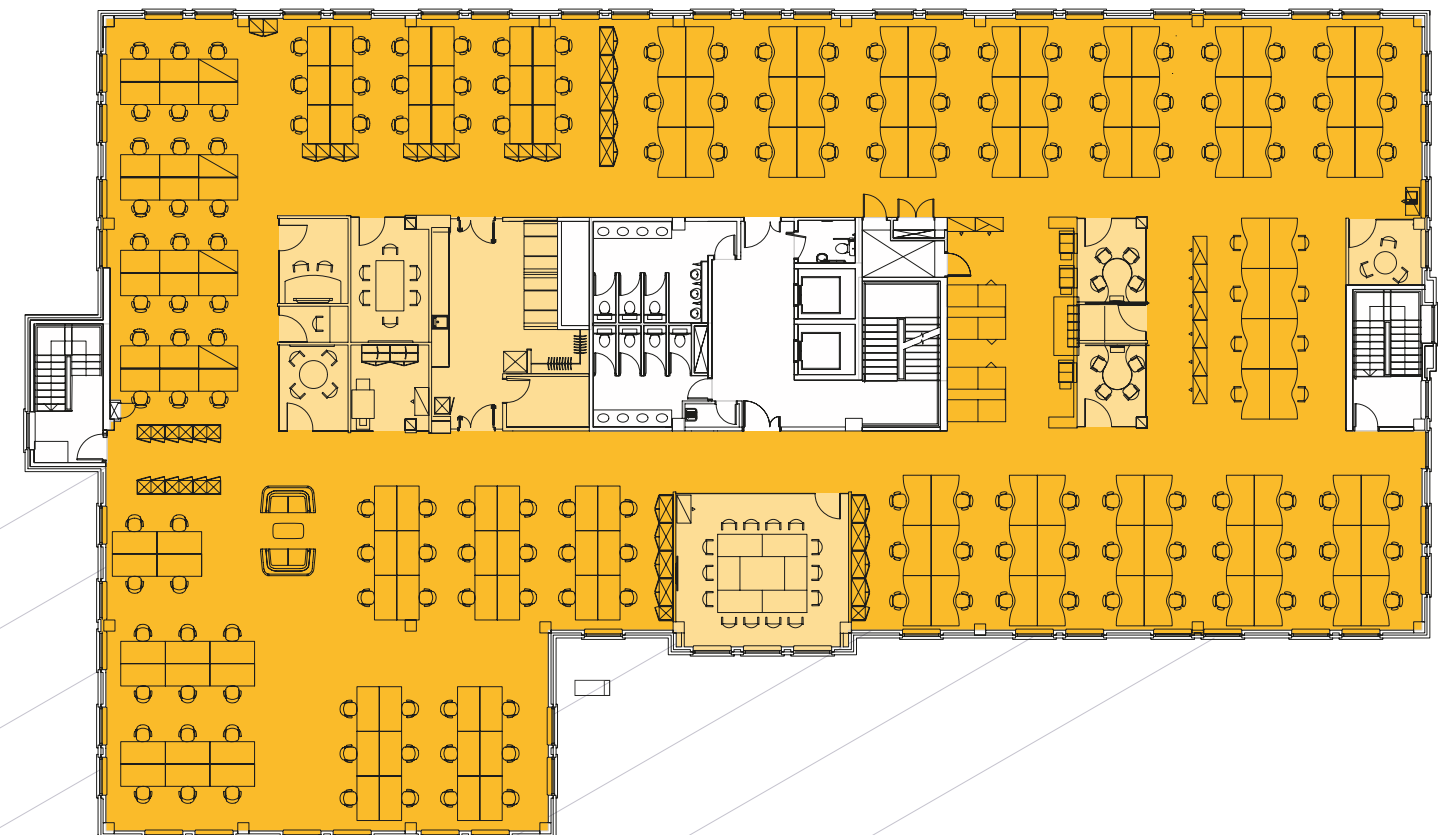
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



FURNITURE AVAILABLE SEPARATELY IF REQUIRED. LAYOUTS SHOWN SUBJECT TO CHANGE.

... WITH OR WITHOUT FURNITURE



LIFESTYLE LOCATION

The town and surrounding areas provide a wealth of amenity, with an excellent variety of restaurants, cafes and coffee shops, together with both High Street and boutique retail brands including Crew, Fat Face, Oliver Bonas And Sweaty Betty.

Priory Park, Castle Grounds and Reigate Hill also provide attractive areas for outdoor recreation. Corporate occupiers that have made the town their home include Willis Towers Watson, Esure, AIG, Tesco Finance, Hyundai Capital and Osborne.



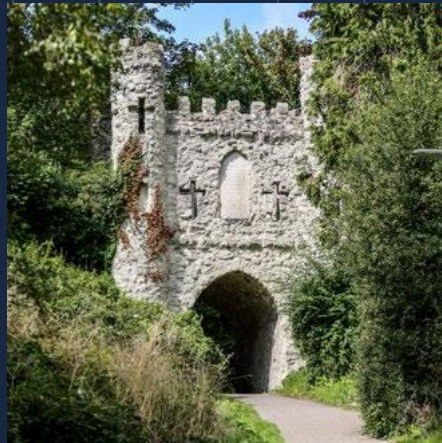
GAIL'S



BANANA TREE



PRET A MANGER



REIGATE CASTLE GROUNDS



CORZO LOUNGE



THE MARKET STORES



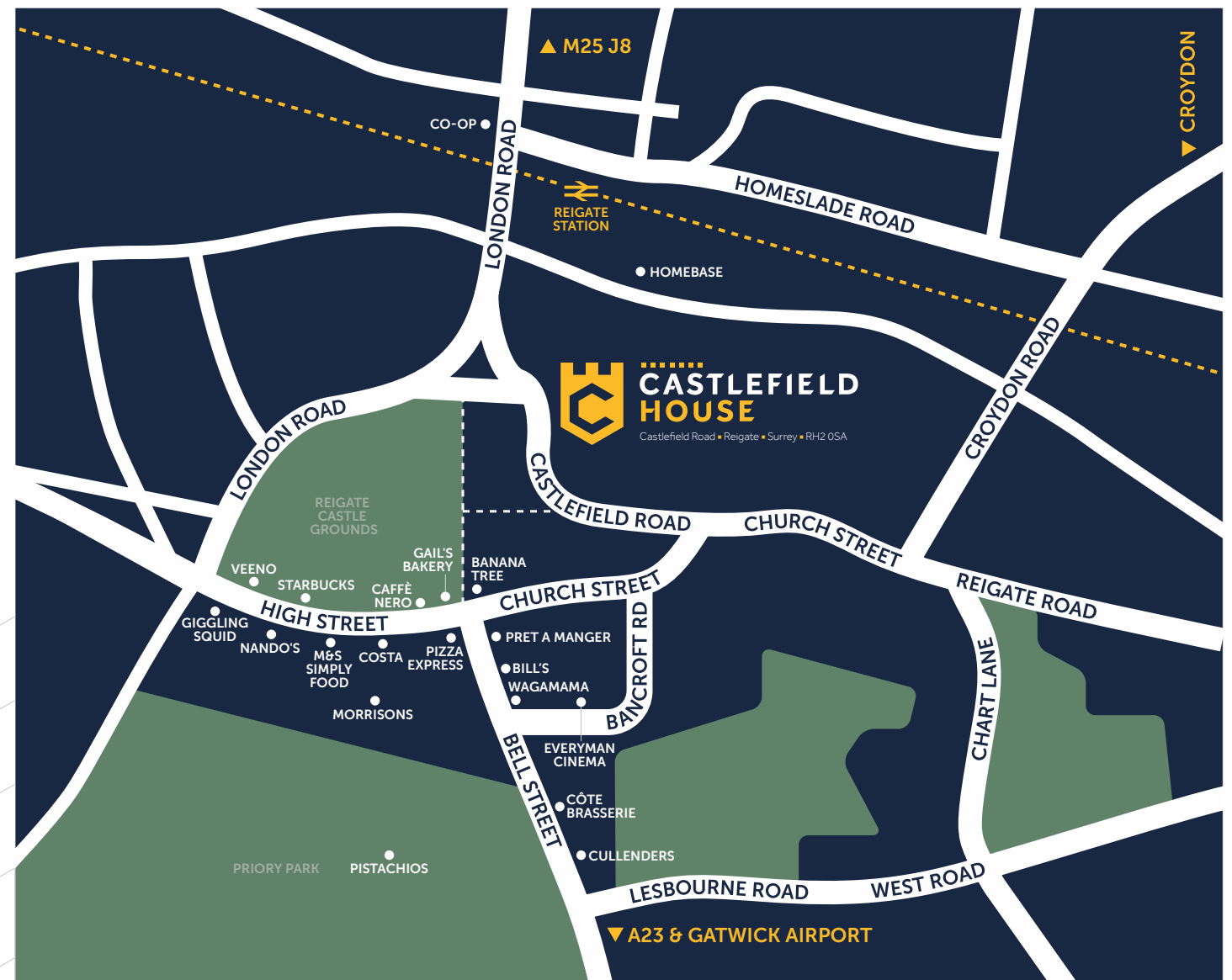
PIZZA EXPRESS



M&S FOODHALL



BILL'S



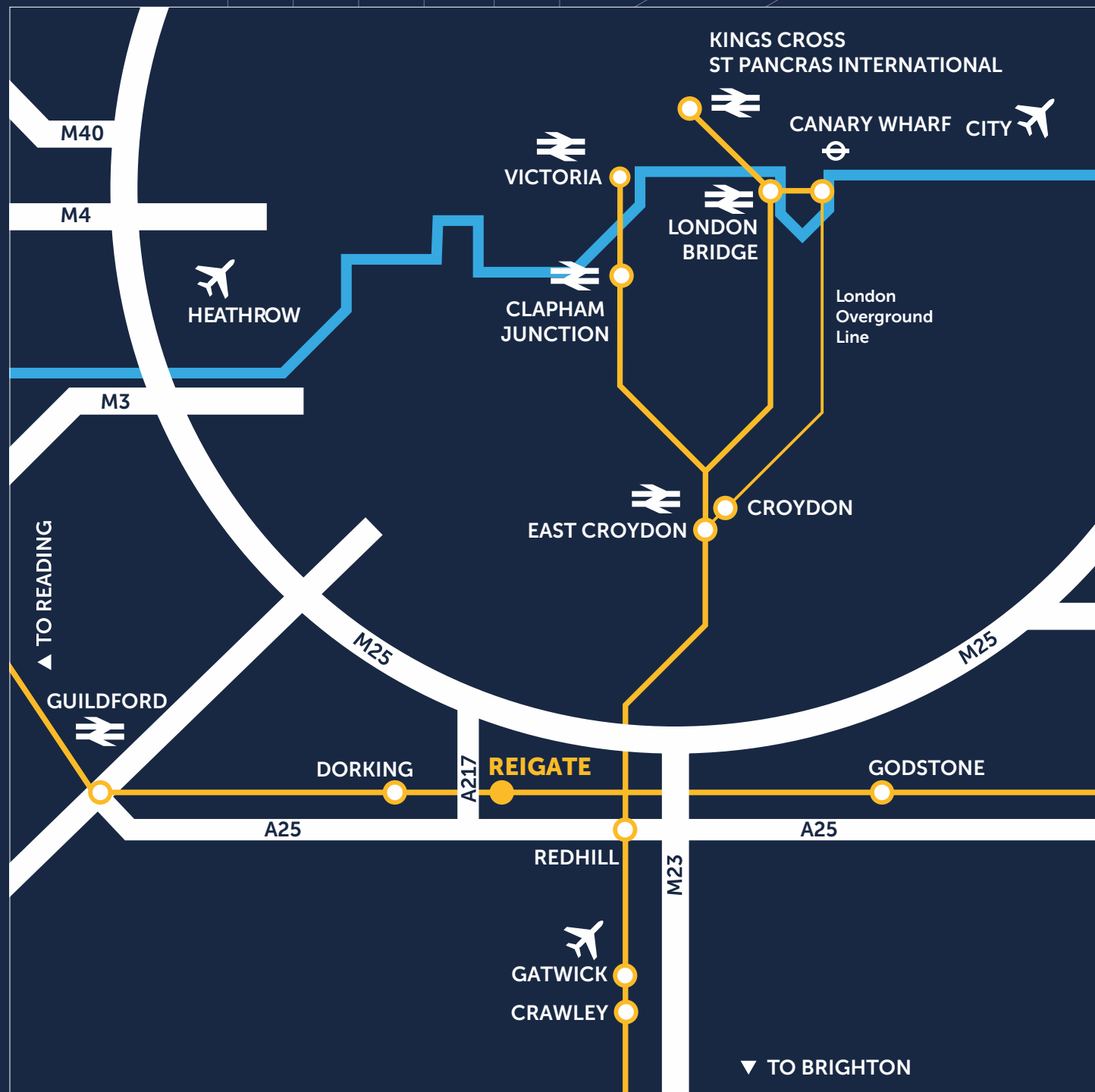
INDICATIVE ONLY. NOT TO SCALE



WELL CONNECTED

Reigate is well connected to the motorway network approximately 1.9 miles from Junction 8 of the M25. The subject property is also within only a few minutes' walk of Reigate Railway Station which provides regular services to Redhill, Central London and Gatwick Airport, as well as Guildford and Reading to the west.

 HEATHROW AIRPORT 29 MILES	 CENTRAL LONDON 27 MILES	 M25 J8 1.9 MILES	 REDHILL 1.5 MILES	 READING 60 MINS	 LONDON VICTORIA 45 MINS
 GATWICK AIRPORT 8 MILES	 CRAWLEY 10 MILES	 LONDON BRIDGE 40 MINS	 REDHILL 4 MINS	 GATWICK AIRPORT 16 MINS	 GUILDFORD 23 MINS



INDICATIVE ONLY. NOT TO SCALE



APPROXIMATE JOURNEY TIMES AND DISTANCES



CASTLEFIELD-HOUSE.CO.UK



For further information contact:



TIM HODGES

M: +44 (0)7818 514 403

tim.hodges@altusgroup.com

MISREPRESENTATION ACT Altus Group (UK) Limited trading as Altus Group for themselves and for their vendors or lessors of this property whose agents they are, give notice that: (1) these particulars are set out as a general outline, for the guidance of prospective purchasers or lessees and do not constitute the whole or any part of an offer or contracts; (2) all descriptions, dimensions, references to conditions, necessary permissions for use and occupation and other details contained therein are given without responsibility and prospective purchasers or lessees must not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise as to their accuracy; (3) no employee of Altus Group has any authority to make or given any representation or warranty or enter into any contract whatever the relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

September 2023 Copyright © 2023