



Skinner House, 38 - 40 Bell Street,
Reigate, Surrey, RH2 7BA

Attractive Town
Centre Office Suites

TO LET

PROPERTY SUMMARY

- **Attractive office suites within a Grade II listed building**
- **Excellent road and rail connections**
- **Offices available from 100 sq.ft to 209 sq.ft**
- **Rents inclusive of all outgoings other than telephone and rates (if applicable)**
- **Reigate Town Centre close to a wide range of restaurants & shops**
- **Next to Bell Street Car Park and Priory Park**

LOCATION

Skinner House is situated on the west side of Bell Street, in the centre of Reigate and close to a wide selection of shops, restaurants, supermarkets, banks and post office. Reigate Railway Station is within easy walking distance and Junction 8 of the M25 is about 2 miles to the North. A multi-storey car park is situated approximately 100 metres to the East where contract spaces are available, otherwise Bell Street car park and Morrisons provide short term parking.

PROPERTY SUMMARY

Attractive, recently renovated office suites within a Grade II listed, three-storey building with 24 hour access and a shared communal entranceway. The offices are heated and air-conditioned via wall / ceiling mounted cassettes and benefit from carpet and double glazing throughout.

ACCOMODATION & TERMS

The offices are available on new internal repairing leases for a term to be agreed. The rent is **inclusive** of other outgoings except telephone, internet and business rates:

Office 8	100 sq.ft	(9.29 sq.m)	£3,750 per annum + VAT
Office 5	209 sq.ft	(19.42 sq.m)	£8,000 per annum + VAT

Subject to Contract.

RATES The Valuation Office Agency Website describes the property as “Offices and Premises”. Each office is separately rated and some meet the criteria for small business rates relief. Further information in this regard can be found on the VOA Business Rates Website - www.gov.uk/correct-your-business-rates.

VAT - VAT is applicable to the rents quoted above.

EPC - This property has an EPC Rating of C (54).

COSTS - Each party to bear their own costs.

For further information or to view please contact

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