



Hamilton House, 87-89 Bell Street,
Reigate, Surrey, RH2 7AN

Attractive Serviced
Offices

TO LET

PROPERTY SUMMARY

- Highly attractive serviced offices
- Convenient location close to town centre, The Priory and transport networks including the M25 and Reigate Railway Station
- Fitted out to high specification offering quality IT and Telecoms
- Premises provide allocated parking
- Flexible lease terms and variety of suites available

LOCATION

The premises occupy an excellent location on Bell Street opposite The Priory and close to Reigate town centre, Junction 8 of the M25 and Reigate Railway Station. Reigate is an attractive and prosperous market town with a good selection of restaurants, pubs, shops, supermarkets, leisure facilities and other local amenities all within easy walking distance.

ACCOMODATION

Hamilton House has been comprehensively refurbished and fitted out as custom made serviced office suites. The majority of offices benefit from large tinted double glazed windows providing excellent natural light, in addition to suspended ceilings with CAT II lighting, stylish office furniture, Avaya IP telephone system, individually controlled Heat Pump VRV heating/cooling system and perimeter trunking. The existing layout is as per the space plan (Page 3) although there is some flexibility to either extend or decrease the size of some suites for individual occupier's needs, potentially suiting businesses with between 1 to 11 people.

The Office Suites are fully inclusive of reception facilities, office furniture, business rates, buildings insurance, lighting, electricity, heating, security, kitchen/toilet facilities, cleaning, building repairs & maintenance and waste disposal. There is access 24 hours a day, 7 days a week with some allocated parking available.

Free conference/meeting room facilities for limited hours per month (variable depending on the unit).

TERMS

- Suite 8 – 330 sq.ft 7 person suite – 2 parking spaces
- Suite 1 – 460 sq.ft 11 person suite – 2 parking spaces
- Suite 4 – 240 sq.ft 5 person – 2 parking spaces

Further details and prices of currently available suites are available upon request.

VAT – Vat is applicable to the above rents quoted.

RATES - Business Rates are included within the monthly rental price.

LEGAL COSTS - Each party is to pay their own costs, if any

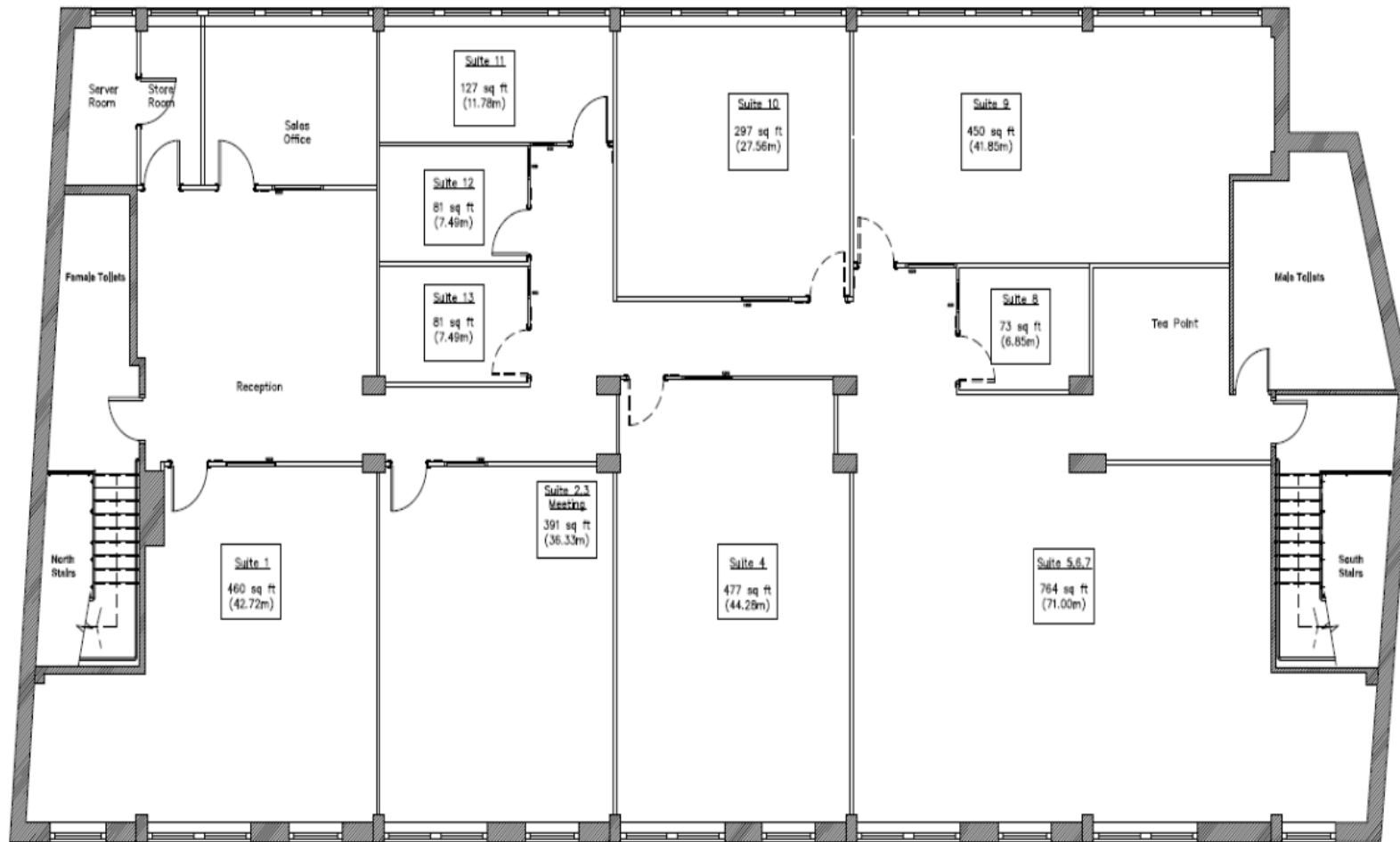
For further information or to view please contact

Matt Lewis Tel: 01737 222835

Email: matt@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.



