

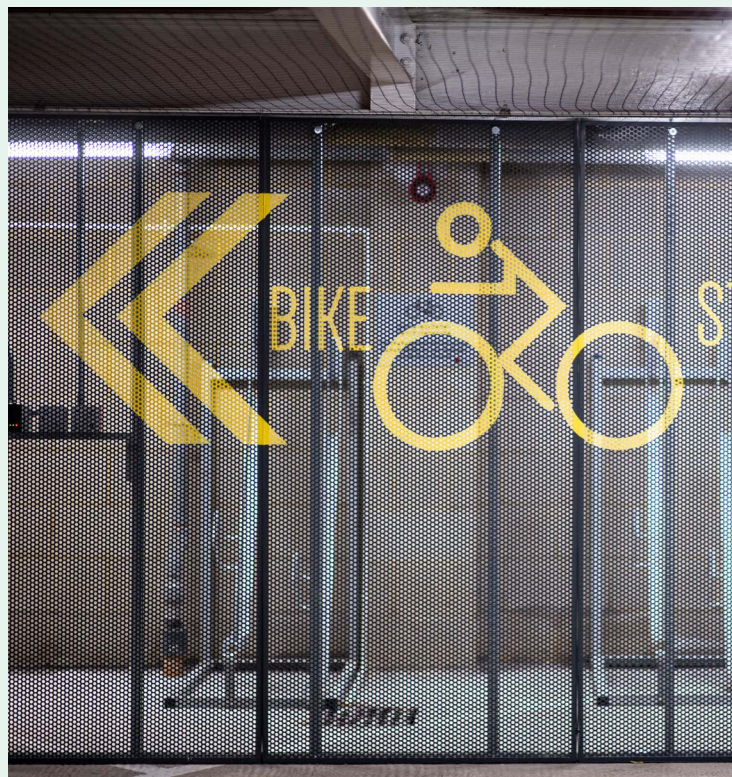
# 45 LONDON ROAD REIGATE



## 3RD FLOOR SUITE

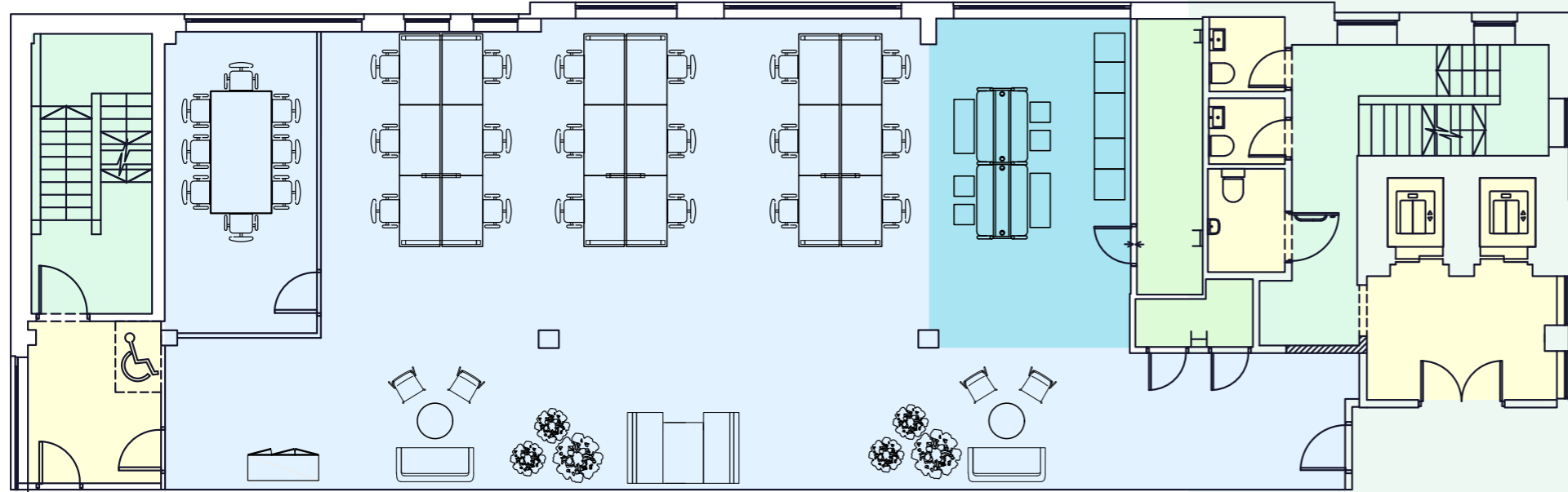
NEWLY FULLY FITTED  
GRADE A REFURBISHED

2,052 SQ FT - TO LET



45 London Road provides highly sustainable, flexible and energy efficient office accommodation with new M&E throughout, achieving an EPC rating of B and SKA Gold standard for environmental assessment.

The building also benefits from a newly remodelled and re-landscaped arrival experience and reception area.



Plan showing approximate suite layout

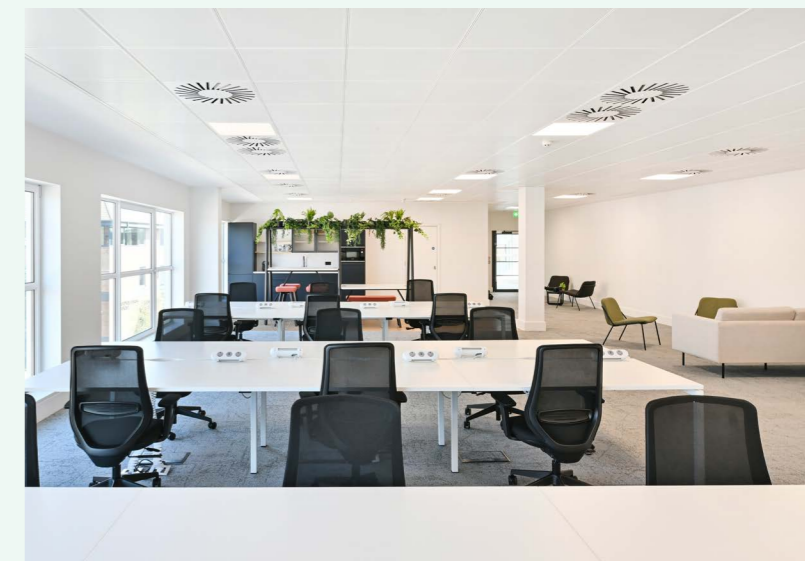
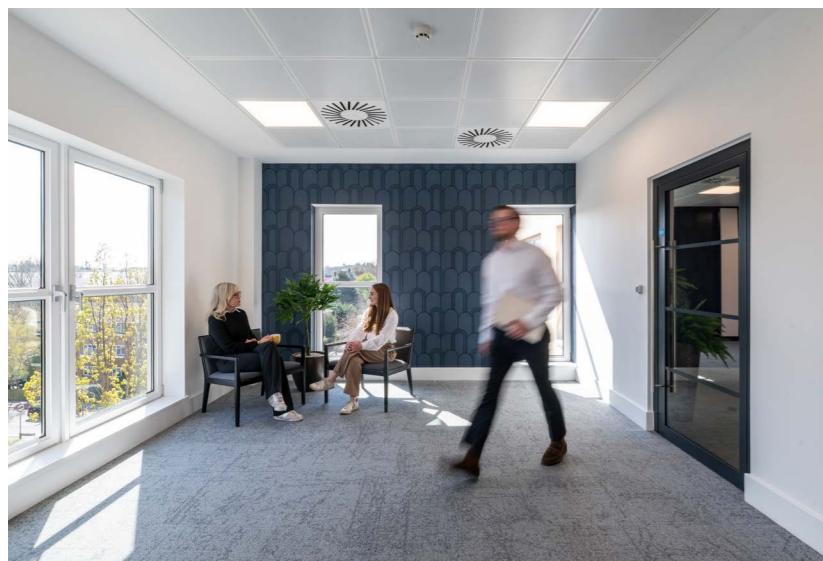
## Discover the brand new fully fitted 3rd floor office

The remaining third floor suite is now available with the benefit of a designer led high quality full fit out enabling reduced relocation costs and faster occupation. This includes a contemporary kitchen and breakout area with high bench, together with an 8+ person board room. With both standard desks and collaboration areas, a range of different work zones are provided, but with the flexibility to adapt if required to create the space you need for your business.

The 3rd floor suite can also be combined with the larger 1st floor, which the Landlords will also consider offering as a fitted out solution, subject to terms.

AREA	SQ FT	SQ M
<b>THIRD FLOOR</b>	2,052	190.7
SECOND	LET	LET
FIRST	4,961	461.0
<b>TOTAL</b>	7,013	651.7

-  **EPC RATING B (49)**
-  **NEW LED LIGHTING**
-  **CAT A+ FULLY FITTED OFFICES**
-  **NEW SHOWERS & CHANGING ROOM**
-  **SKA GOLD RATING**
-  **FULL ACCESS RAISED FLOORS**
-  **NEW VRF AIR CONDITIONING SYSTEM**
-  **NEW 2 X 8 PERSON (630 KG) LIFTS**
-  **SECURE BIKE STORAGE**
-  **NETWORK CABLED**
-  **5 CAR PARKING SPACES (1:389 SQ FT)  
4 SHARED ELECTRIC CAR CHARGING POINTS**
-  **BACKBONE FIBRE READY**





# 45 LONDON ROAD REIGATE

Priory Park

Reigate Heath Golf Club

Castle Grounds

Reigate High Street (6 min walk)

### Key

1. Willis Towers Watson	6. Opus Telecoms
2. Jellyfish	7. Regus
3. Workplace Creations	8. Danisco UK Limited
4. Hyundai Capital	9. Octavius
5. Loving Foods	10. Infinity

1

3

2

4

5

6

7

8

9

10

M25 J8 (1.5 miles)

Reigate Station (2 min walk)

Located just a short walk from 45 London Road, Reigate High Street offers an exceptional blend of charming boutique shops and renowned brands. Enjoy the convenience of shopping at popular stores such as Oliver Bonas, M&S, Fat Face, Jo Malone, and Boots.

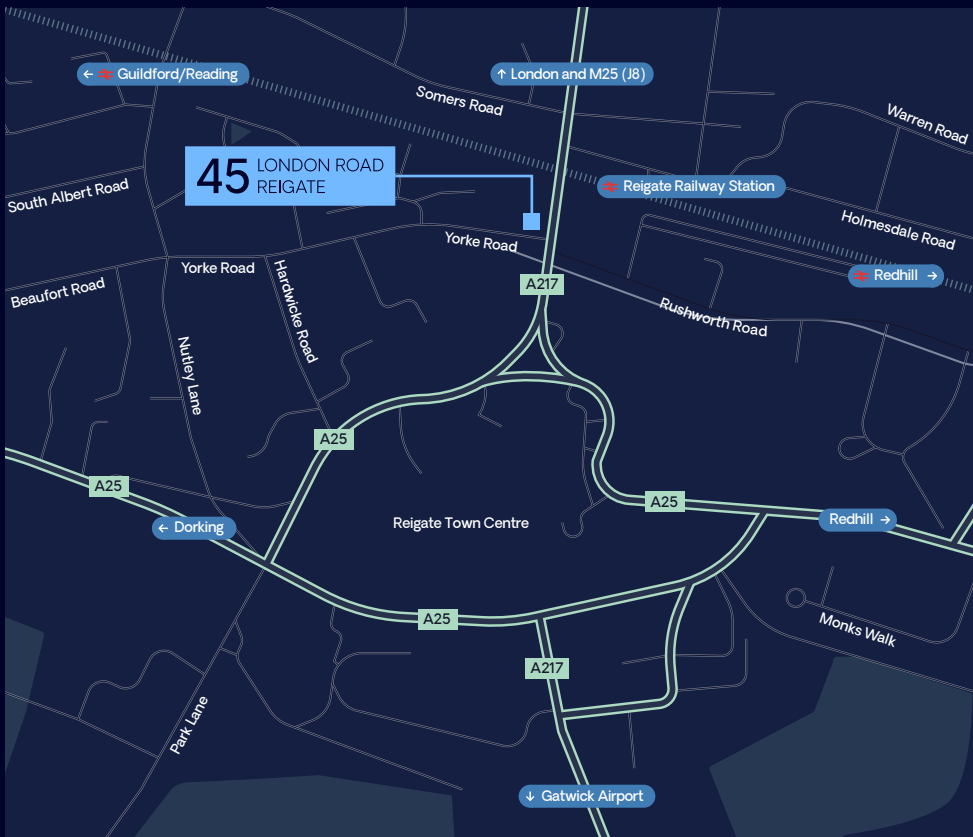


In addition to shopping, the High Street boasts a diverse selection of restaurants and cafes. Whether you're grabbing a quick lunch, hosting a business meeting, or unwinding after work, you'll find a variety of dining options to suit your needs. Popular spots include Bill's, Gails, and Wagamama.



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## BY RAIL MINS

Gatwick	19
Guildford	25
Croydon	28
London Bridge	42
London Victoria	47
Reading	63

## BY ROAD MILES

J8 M25	1.5
Redhill	2
Gatwick Airport	7.5
Crawley	11
Croydon	14
London	25
Heathrow Airport	28

Source:  
Google Maps, [www.nationalrail.co.uk](http://www.nationalrail.co.uk)

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