

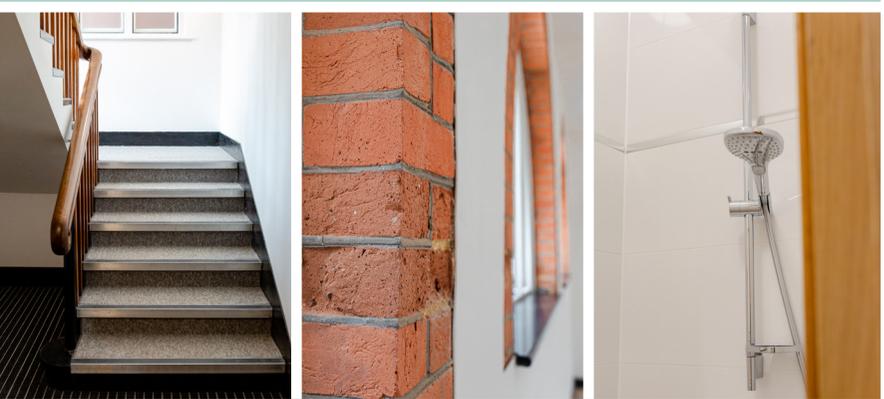
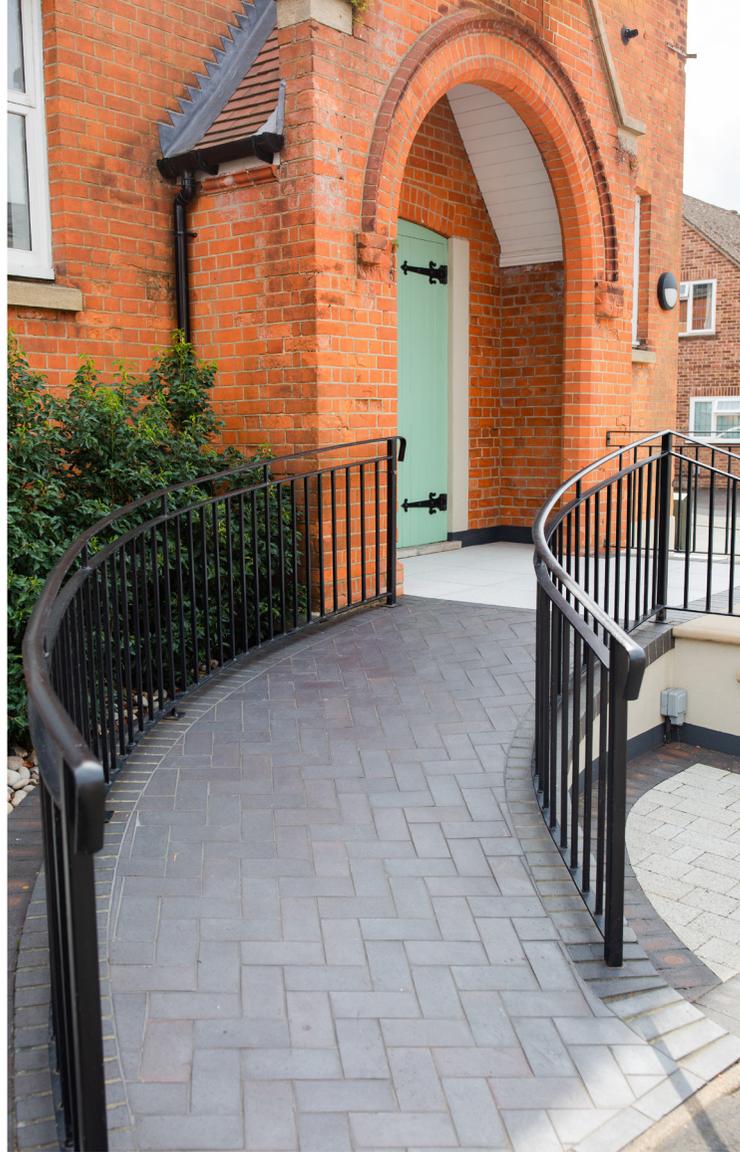


17 | BOURNE  
HOUSE

# A truly unique space

## Restore & revive

Dating back to 1914, Bourne House served as the Church Hall to neighbouring St Mary's Church. The building has recently been restored and renovated to a high spec, offering a highly flexible and unique space suitable for a variety of uses under E Use Class.

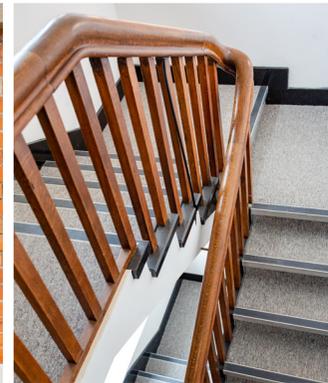


# 17 | BOURNE HOUSE

Historic landmark building in the heart of Reigate

## Bourne House features:

- Spacious open plan encompassing 2500 sq ft
- Multiple breakout spaces
- Luxurious shower room



## Potential Business Opportunities

This prominent building located in a popular area of Reigate with significant traffic flow to the high street, which lends itself to a variety of exciting business opportunities. This spacious and historical building has excellent visibility, transport access and a blend of renovated and unrenovated space, where several types of clients could be a strong fit.

- **Health & Wellness Operators**  
Gym, yoga or pilates studio
- **Childcare or Education Providers**  
Nursery, tutoring centre or school
- **Creative or Performing Arts Organisations**  
Theatre company, dance studio or art gallery
- **Community or Religious Groups**  
Charity HQ, community centre or worship space
- **Co-working Office Space**  
Start-ups, co-working company or creative agency office
- **Specialist Retail**  
Kitchen/bathroom showroom, bike café/ shop, furniture or interiors store

# Breakout spaces to inspire

Newly fitted windows maximise the impressive ceiling height and flood the interior with natural light. Feature arched columns offer potential breakout spaces internally.

The property has front dooring openings on Lesbourne road and to the side on Howard road both with separate addresses registered with the Post Office. In addition, naming rights are available on request.

Outside, an inviting terrace stretches the length of Bourne House providing the perfect area for café-style al fresco relaxation.

A private patio can be accessed to the rear of the building – ideal for hosting & entertaining.



# Picture-perfect location

Bourne House is located a stone's throw from central Reigate – a charming market town nestled in the Surrey Hills. This vibrant town offers a vast array of amenities, from independent and High Street retailers, to gyms, a boutique cinema, traditional pubs and a wide selection of restaurants with globally-inspired cuisine.

The historic Castle Grounds and Priory Park are only four minutes away, providing the ideal location for lunchbreaks and walks, to enjoy the bustling café-culture and join the various sporting activities on offer.



Set in the heart of 'Lesbourne Village', as the area is affectionately known by locals, Bourne House boasts neighbours such as House of Reformer, a Reformer Pilates Studio; Nisou, an independent Cypriot Restaurant and Maison du Velo, a specialist cycling destination.

A year-round Heathland Golf Course, Tennis & Paddle Club, Olympic cycle routes, an open water lake and National Trust countryside are all within a 5 minute drive.

# Reigate

**A25 High Street** average  
16.8k passing traffic in 7 days.

**B2034 Lesbourne Road** average  
16.5 passing traffic over 7 days.

\*Source: Surrey Traffic Surveys August 2025.

**Walking Route to the station**

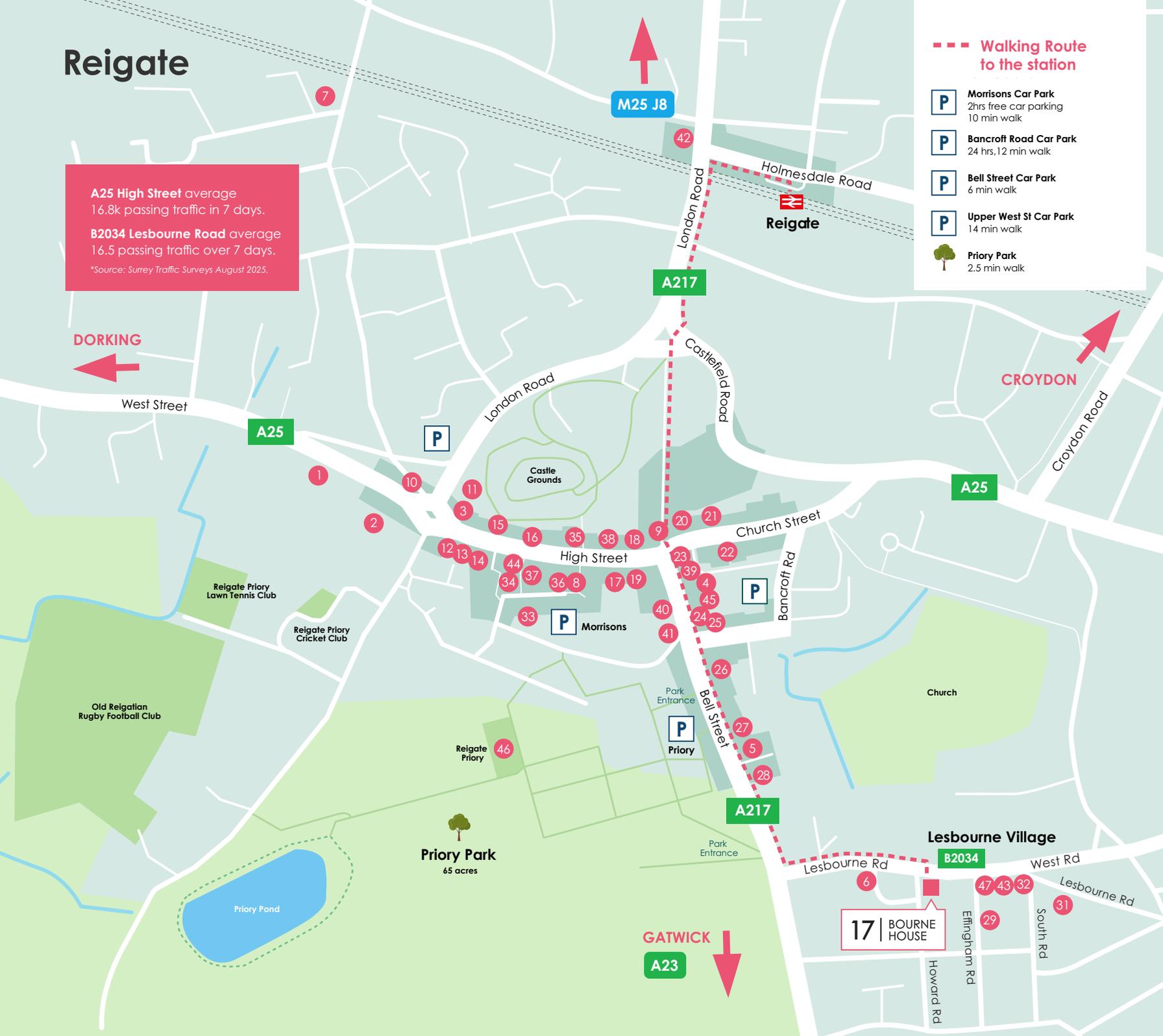
- P** **Morrisons Car Park**  
2hrs free car parking  
10 min walk
- P** **Bancroft Road Car Park**  
24 hrs, 12 min walk
- P** **Bell Street Car Park**  
6 min walk
- P** **Upper West St Car Park**  
14 min walk
- P** **Priority Park**  
2.5 min walk

- Bars/Pubs**
1. Blue Anchor
  2. Pilgrim Brewery
  3. The Red Cross Inn
  4. The Bell
  5. The Hop Stop
  6. The Venture Inn
  7. The Admiral Inn
  8. The Cage Wine Bar
  9. Market Stores

- Food & Drink**
10. Monte Forte
  11. Buenos Aires Steakhouse
  12. Giggling Squid
  13. Canakin
  14. Nando's
  15. Starbucks
  16. Yaprak
  17. Costa Coffee
  18. Caffè Nero
  19. Pizza Express
  20. Banana Tree
  21. Lebnani
  22. Hatay
  23. Pret A Manger
  24. Bill's
  25. Wagamama
  26. Cote Brasserie
  27. Parkside
  28. Chalk Hills Bakery
  29. Maison Du Velo
  30. Sea Salt Fish and Chips
  31. Nisou
  32. Oven Fresh Bakery

- Retail**
33. Morrisons
  34. Marks & Spencer
  35. Boots
  36. Space NK
  37. Crew Clothing
  38. Fat Face
  39. Sweaty Betty
  40. Oliver Bonas
  41. Waterstones
  42. Co-op
  43. Dorwyn Windows

- Wellness**
44. Hybrid Fitness Gym
  45. Very Yoga
  46. Tennis Courts
  47. Reformer Pilates



# Connectivity

**Bourne House,**  
17 Lesbourne Road,  
Reigate RH2 7JS

## BY RAIL:

	mins
Redhill	4
Gatwick Airport	16
Guildford	23
London Bridge	40
London Victoria	45
Reading	60

Source: National Rail

## 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: The AA

Bourne House is served by four Bus Routes in Lesbourne Road. The 430, 420, 460 and 32.



# Co-Working Space Opportunity

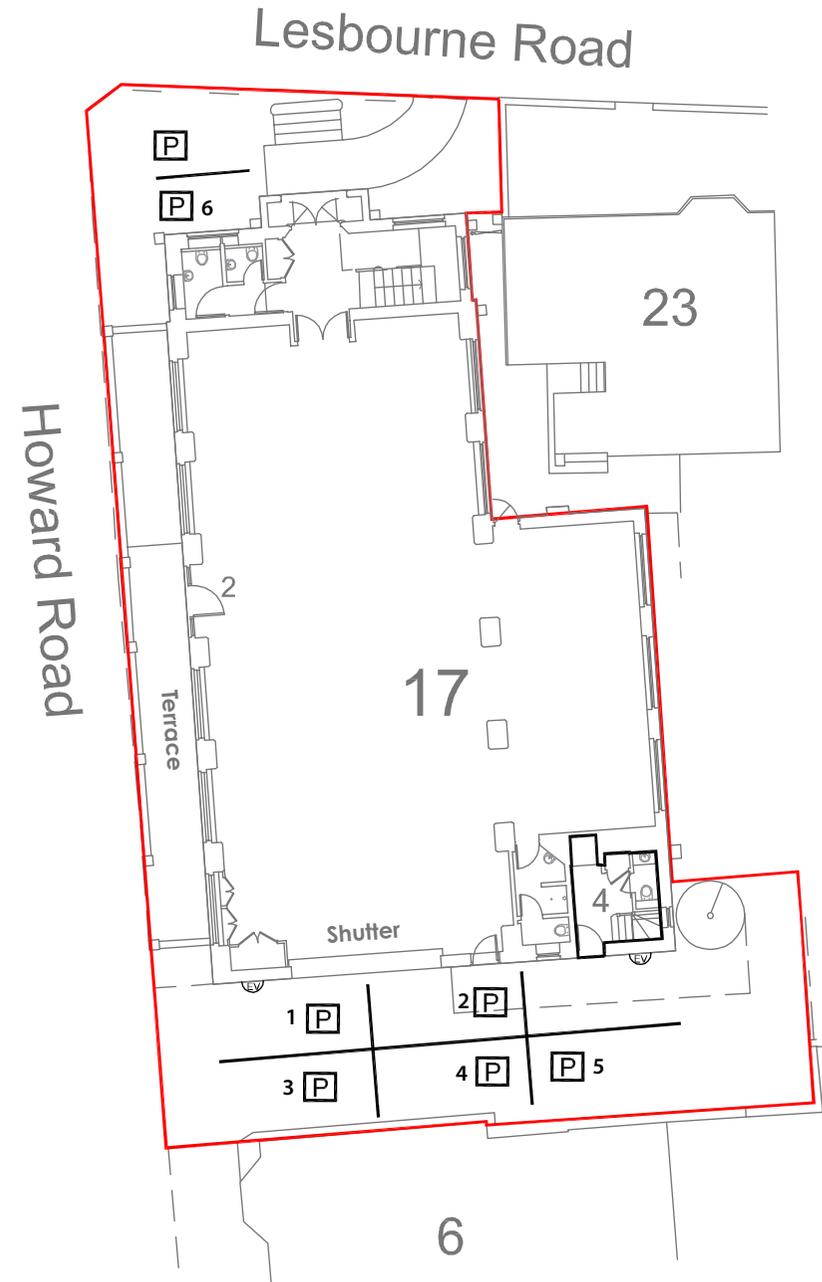
GROUND FLOOR:  
**2,500 sq ft** (232.25m<sup>2</sup>)  
 CLASS E USE

Bourne House offers superb potential for flexible office space, virtual offices and meeting rooms in a beautiful historic setting. The building provides a prestigious business location for all types of professionals from London based home workers, independent freelancers to small start-up businesses. The building comes with underfloor heating and high-speed business grade internet access. The Ground Floor is currently available, with the Upper Floor space (1950 sq ft/181.15m<sup>2</sup>) is under development becoming available from 2027.

-  Shower facilities
-  High ceilings – 4m ceiling height
-  6 parking spaces
-  EV Charge point 7Kw 30 amp
-  Windows – newly fitted dual aspect windows
-  5 Zone Underfloor heating
-  Alternate side entrance at 2 Howard Road

-  Disabled Facilities
-  Full height access – full height roller shutter H3.6m W4.8m
-  Terrace outdoor breakout space
-  DDA Compliant access – via Lesbourne Rd & level open plan space
-  Multiple power and media sources
-  Catering: fully serviced not equipped

## GROUND FLOOR



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HOUSE



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[robinsonsmb.com](http://robinsonsmb.com)