

# 7 CASTLEFIELD ROAD, REIGATE RH2 0SA



## OFFICE SUITES TO LET From £250-1,400pcm



### Reigate

3 pool house bancroft road reigate surrey RH2 7RP  
email • [reigate@robinsonsmb.com](mailto:reigate@robinsonsmb.com)

### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • [dorking@robinsonsmb.com](mailto:dorking@robinsonsmb.com)

- Convenient central location
- Offices of 40-270 sq ft available
- Smart individual office suites
- Parking available

Smart office suites within well maintained building close to Reigate Town Centre and Station. Offering good quality space with kitchen and WC facilities.

**T 01737 229200**

### LOCATION

The premises are situated on Castlefield Road, a short walk from both the town centre and Reigate Station. This provides easy access the A25/A217 and Junction 8 of the M25.

### DESCRIPTION

The premises comprise of smart, individual suites all smartly presented. The occupiers will have the use of a shared kitchen and toilet facilities. The office also benefits from bike racks and parking available from the landlord by separate arrangement. Suitable for office, treatment and clinic uses as well as a range of other uses under the 'E' use class.

Approx. dimensions as follows: -

### **WE ARE OFFERING A NUMBER OF OFFICE ROOMS RANGING FROM 40-270 SQ FT**

Office	Size (sq ft)	Rent	Deposit
Suite 1	40	£250pcm/£3,000pa	£250
Suite 3	206	£1200pcm/£14,400pa	£1200
Suite 4	270	£1400pcm/£16,800pa	£1400

### COSTS

The rent is to be paid monthly inclusive of service charge, heating, electric and cleaning of communal areas. Telephones and internet are the incoming tenant's responsibility. A deposit of one months rent will be held.

### LEASE TERMS

Each suite is available by way of a 24 month licence with mutual break clause and rent review at the halfway point.

### RATES

Business rates are billed separately and all applicants are advised to make their own enquiries regarding rates payable.

### VAT

No VAT applicable

### LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

### EPC

An EPC is available for this property. Please enquire.

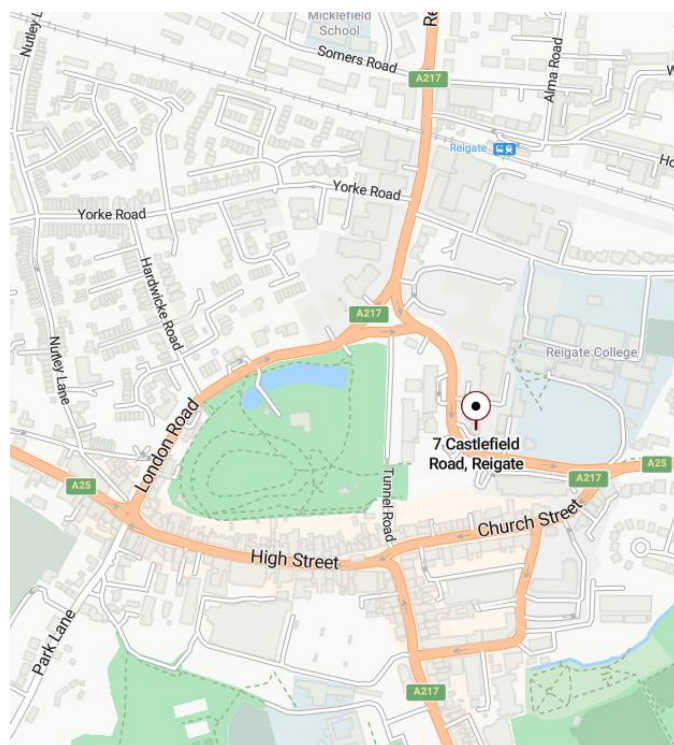
### VIEWING

Strictly by prior appointment, please contact:

**ROBINSONS**

**01737 229200**

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



**T 01737 229200**

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