GRADE A REFURBISHED
OFFICE BUILDING
TO LET

FINAL FLOOR REMAINING

LONDON ROAD
REIGATE

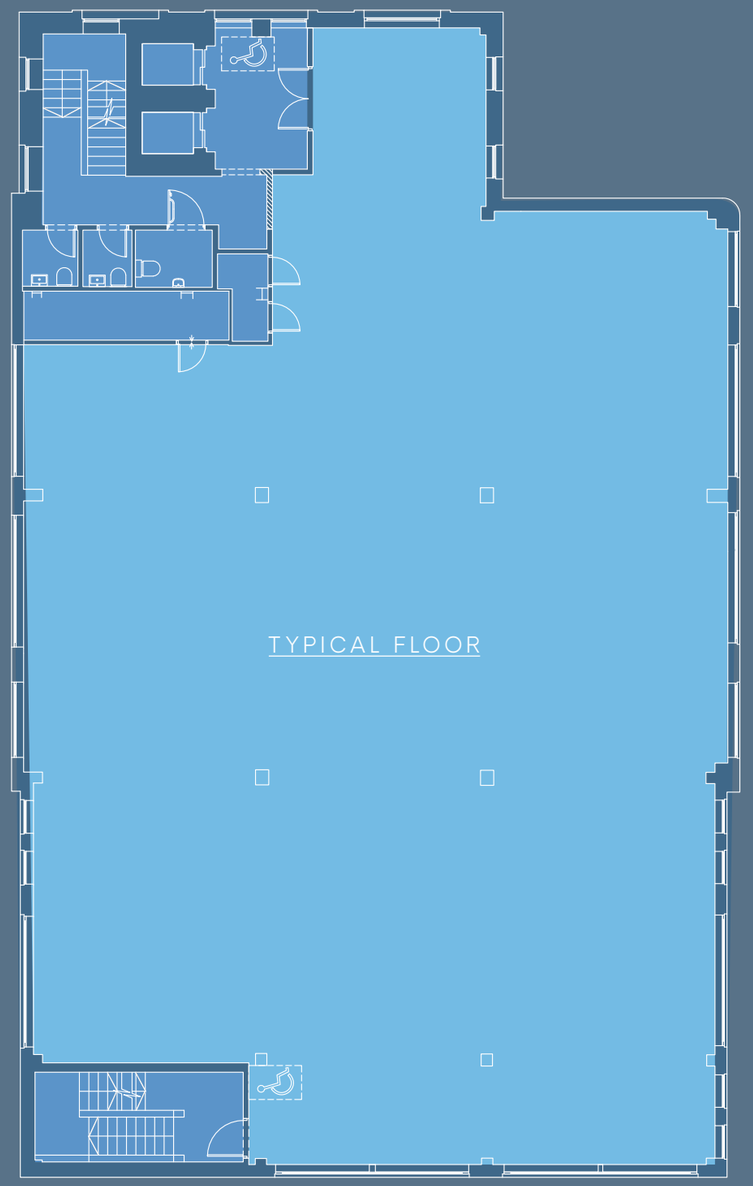
A prominent and prestigious town centre office building situated in an unrivalled location within a 2 minute walk of the railway station.

45 London Road has been comprehensively refurbished and repositioned to create high specification Grade A office accommodation.

ACCOMMODATION

AREA	SQ FT	SQ M	AVAILABILITY
FIRST FLOOR	4,961	460.9	AVAILABLE
SECOND FLOOR	-	-	LET
THIRD FLOOR (RIGHT)	-	-	LET
THIRD FLOOR (LEFT)	-	-	LET
FOURTH FLOOR	-	-	LET
TOTAL	4,961	460.9	

Approximate IPMS 3 Floor Areas



NEW VRF AIR CONDITIONING SYSTEM

NEW SHOWERS, CHANGING ROOMS AND SECURE BIKE STORAGE

FULL ACCESS RAISED FLOORS

NEW LED LIGHTING

SKA GOLD RATING

EPC B

NEW 2 X 8 PERSON (630 KG) LIFTS

BACKBONE FIBRE READY

12 CAR PARKING SPACES (1:413 SQ FT)
4 SHARED ELECTRIC CAR CHARGING POINTS

Highly efficient and appealing workspace

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.





THE SPACE

45 London Road benefits from high quality finishes and amenities throughout, together with far reaching views over the Surrey Hills.





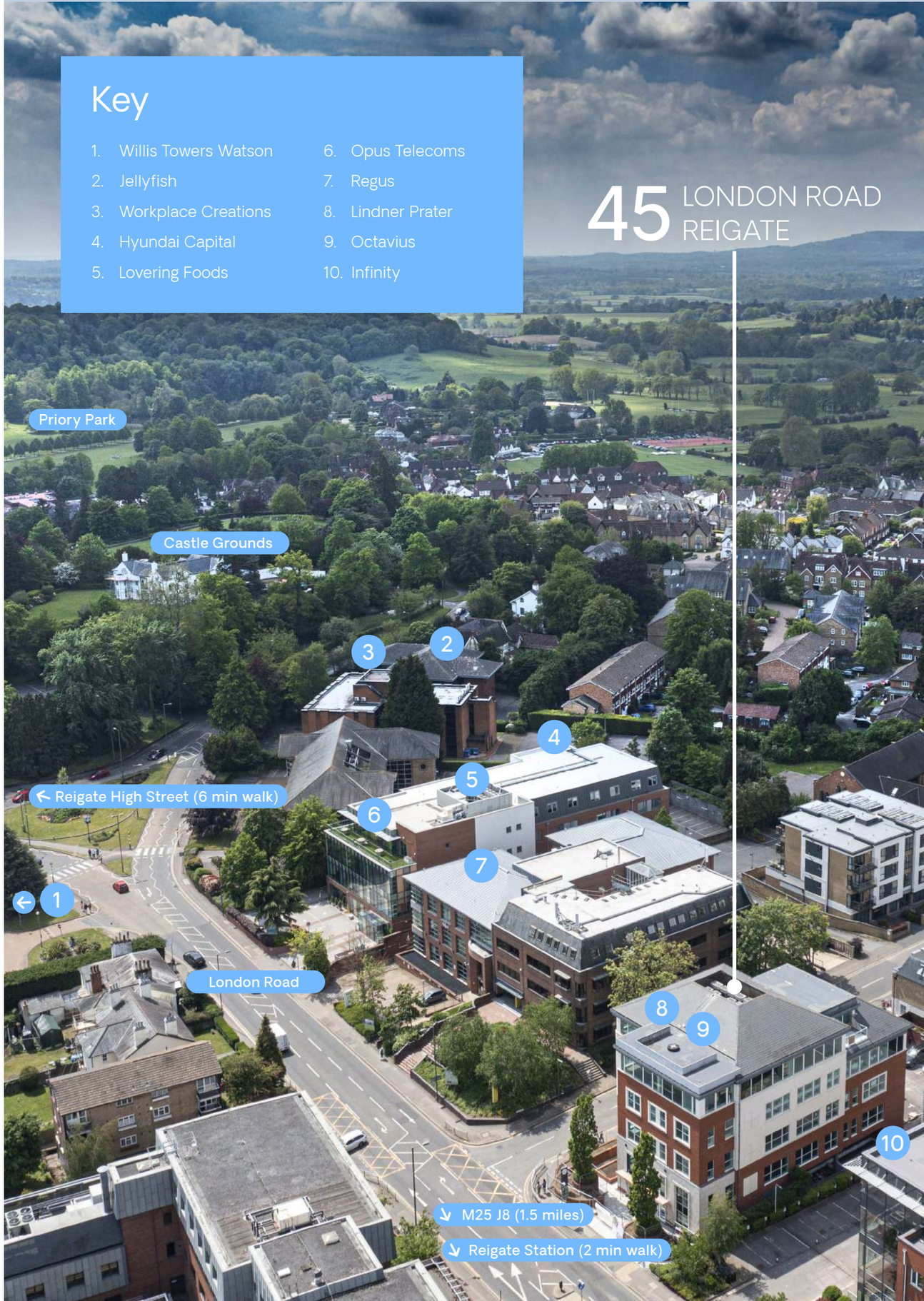












Key

1. Willis Towers Watson
2. Jellyfish
3. Workplace Creations
4. Hyundai Capital
5. Lovering Foods
6. Opus Telecoms
7. Regus
8. Lindner Prater
9. Octavius
10. Infinity

LOCATION

45 London Road is situated within only a few minutes' walk of the highly appealing amenities of Reigate Town Centre. This affluent market town is the perfect location to both live and work, with a wealth of beautiful outdoor amenity including Priory Park and Castle Grounds. Framed by the backdrop of the Surrey Hills, Reigate is a great location for staff wellness and wellbeing.



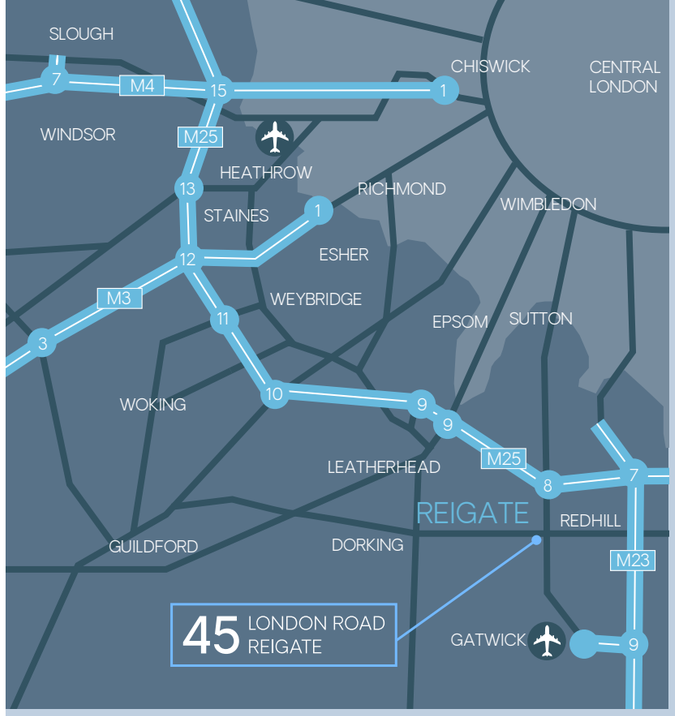


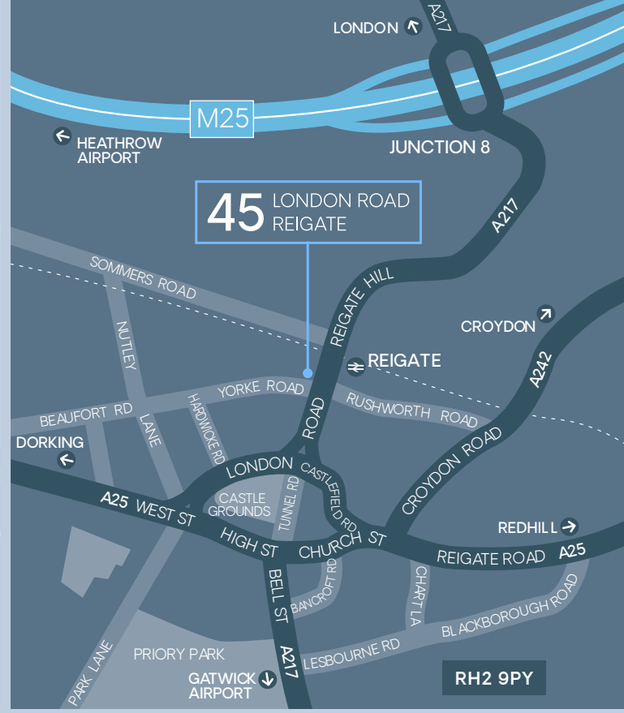






View from the 4th Floor





Indicative maps only. Not to Scale

London Road is Reigate's premier office location

...come and join the many corporate occupiers that have made the town their home including Esure, Willis Towers Watson, Hyundai Capital, Tesco Underwriting and Osborne Plc.

The town benefits from excellent road connectivity with Junction 8 of the M25 at Reigate Hill providing easy access to the national motorway network. Gatwick Airport is also only 8 miles to the south.

Reigate Railway Station is only a 2 minute walk and provides regular services to Central London, Gatwick Airport, Croydon and Redhill, as well as Dorking, Guildford and Reading to the west.

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

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

Source: Google Maps, www.nationalrail.co.uk

Approximate distances and journey times



The High Street is characterised by charming boutique shops alongside a number of known brands such as Oliver Bonas, M&S, Fat Face, WH Smith and Boots.















The town is also well known for its excellent variety of restaurants, cafes, delicatessens and pubs. High street brands and gourmet independent operators including Bills, Wagamama, Café Rouge, Giggling Squid, Gails, Pizza Express, Nandos, and Chalk Hills Bakery offer a vast array of cuisines.



Outdoor dining on Tunnel Road

Owned and managed by

TIM HODGES
thodges@shw.co.uk
(M) 07818 514 403
(T) 01737 243 328

MARK SKELTON
mskelton@shw.co.uk
(M) 07885 743 202
(T) 01737 243 328

DAVID SMITH
david.smith@michaelrogers.co.uk
(M) 07801 700 656
(T) 01737 230 739

NIALL CHRISTIAN
niall.christian@michaelrogers.co.uk
(M) 07780 678 684
(T) 020 8332 4591

WILL FOSTER
will.foster@colliers.com
(M) 07789 878 007

CONOR WALMSLEY
conor.walmsley@colliers.com
(M) 07716 406 211

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, Ryan Property Tax Services UK Ltd, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

November 2026. Design by cormackadvertising.com