



REIGATE, RH2 OAX

**ALMA HOUSE,
ALMA ROAD.**

**QUALITY OFFICE SUITES.
OPPOSITE REIGATE STATION.**

**FROM 96 SQ.FT (8.92 SQ M)
TO 1091 SQ.FT (101.39 SQ.M)**

ALMA HOUSE OCCUPIES A STRATEGIC CORNER POSITION AT THE JUNCTION OF ALMA ROAD AND HOLMESDALE ROAD, AT THE FOOT OF REIGATE HILL AND WITHIN ONE MILE OF JUNCTION 8 OF THE M25.

REIGATE STATION IS DIRECTLY OPPOSITE THE PROPERTY (LONDON VICTORIA APPROX. 40MINS).

- M25 (J8) - 1.3 MILES.
- REIGATE STATION - OPPOSITE.
- HEATHROW - 33 MILES.
- GATWICK - 6.5 MILES.
- TOWN CENTRE - 5 MINS WALK.

TO LET

Full details can be found on our web site
Put your property on our web site - call us now!!

www.bridgerbell.com

Jonathan Hillman

jjh@bridgerbell.com

Sally Holley

sh@bridgerbell.com

**Tel: 01372 730000
Mob - 07713-643904**



Suite	Floor	People (approx)	Sq.ft	Sq.m	Rent per annum (inclusive)*	Rateable value*	Rates Payable (2019/20)*
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Suite 1A	Gnd	2/3	241	22.39	£3,856	£2,500	£1,227
Suite 2b	1st Floor	10+	1091	101.39	£17,436	£13,750	£6,751
Suite 4c	2nd	2/3	267	24.83	£4,272	£2,300	£1,130

The Business Rates Payable are approximate. Tenants may qualify for small business rates relief which could reduce the amount payable. Interested parties are advised to contact The Business Rates Department at Reigate Council on 01737 276000 to find out more.

***The rent is inclusive of service charge but excludes metered electricity to the suite, business rates, telecommunications and buildings insurance.**

No VAT is charged at Alma House.

Amenities:

- Centrally heated.
- Adjacent to Reigate railway station.
- Full staff facilities.
- Parking maybe available locally at £1000 per space per annum.

Lease Terms:

New flexible leases can be granted at short notice.

Viewings: Can be arranged at short notice by calling Jonathan Hillman or Sally Holley on 01372-730000 or our joint agent agents Robinsons Commercial - Steve Lane - 01737-229200

EPC: EPC Rating D 83 . Please see attached or refer to our website for full copy of EPC.

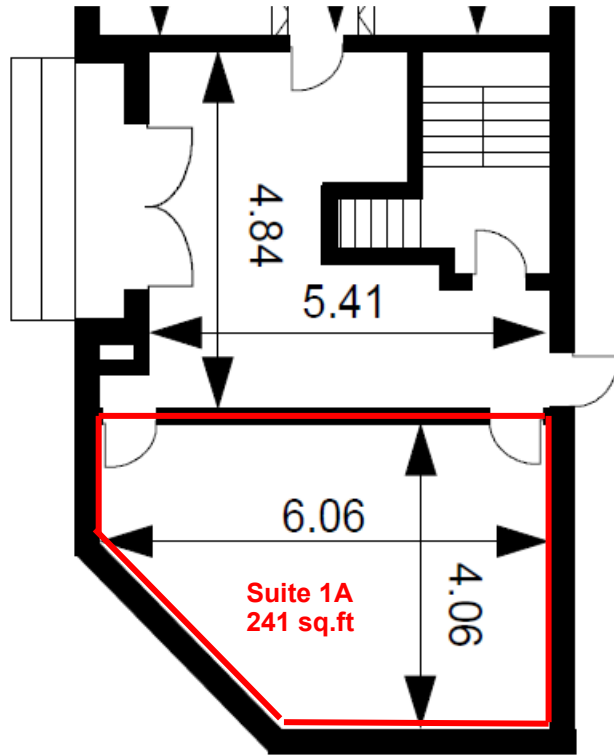
Note: Appointments should always be made before viewing the property which is offered subject to contract. All negotiations should be conducted through Bridger Bell Commercial LLP. Bridger Bell Commercial LLP for themselves and for the vendor/lessor of this property whose agents they are give notice that:-

1. These particulars do not constitute, nor constitute any part of an offer or a contract.
2. All statements contained in these particulars to this property are made without responsibility on the part of Bridger Bell Commercial LLP or the Vendor.
3. None of the statements contained in these particulars are to be relied on as statement of representation of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendor does not make or give, and neither do Bridger Bell Commercial LLP or any person in their employment has any authority to make, give, any representation or warranty whatsoever in relation to this property,

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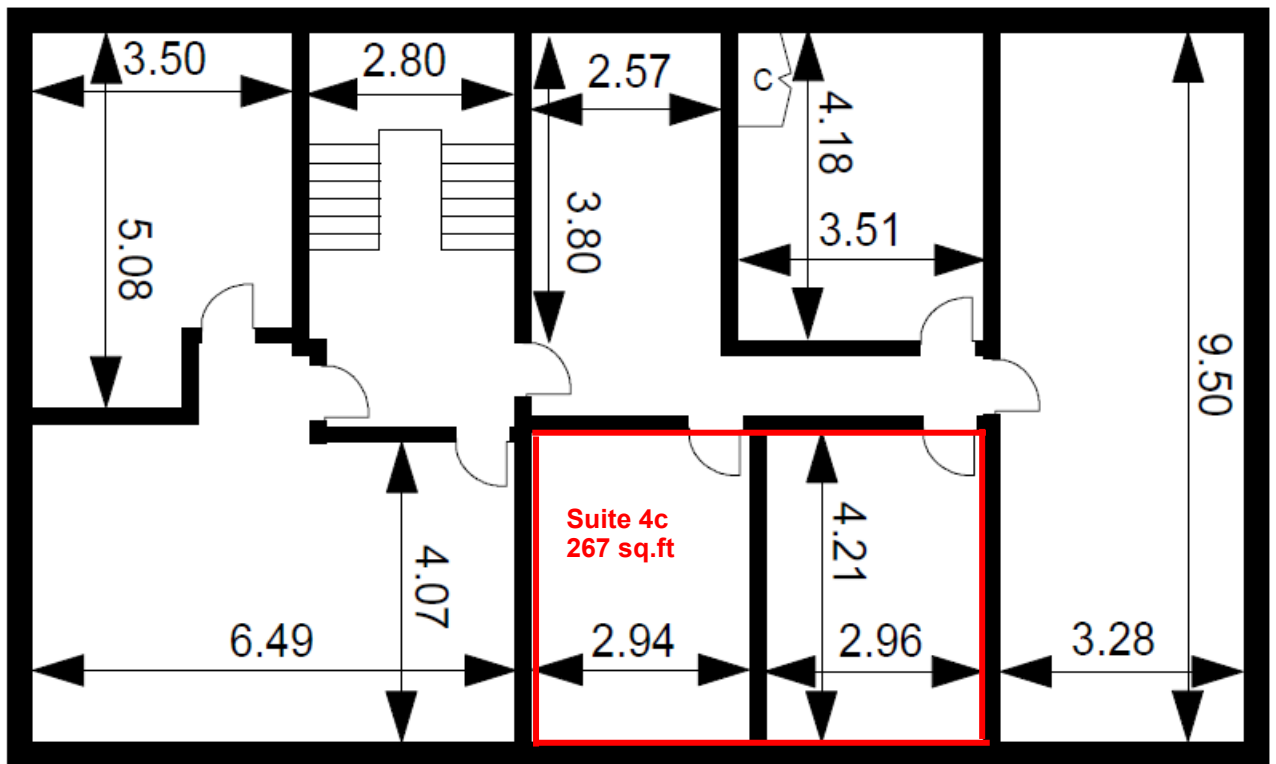


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GROUND FLOOR— SUITE 1A

SECOND FLOOR - SUITE 4C



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