



REIGATE, RH2 OAX

KIRK HOUSE, ALMA ROAD.

HIGH QUALITY COOLED OFFICE
HQ OFFICES WITH PARKING AND
STORAGE/OFFICES.

2,242 SQ.FT
208.36 SQ.M

TO LET

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

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

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

www.bridgerbell.com

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BUSINESS



Floor	Sq.ft	Sq.m	Rent per annum	Rateable value
Ground Floor	733	68.12		
<i>Currently used for storage and admin</i>				
First Floor	1509	140.24		
<i>Offices</i>				
TOTAL	2,242	208.36	£30,000	TBC

Amenities:

Kirk House is a self contained HQ Building offering a mix of cooled open plan and partitioned offices. The ground floor is currently configured for a hi-tech/storage use and benefits from loading. The premises are in excellent decorative condition.

Amenities:

- Ground Floor loading available.
- Ready for immediate occupation.
- Comfort cooling.
- Adjacent to Reigate railway station.
- Full staff parking .
- On-site car parking for 7/8 cars.

Lease Terms:

A new full repairing and insuring lease for terms to be agreed.

Viewings: Can be arranged at short notice by calling Jonathan Hillman or Sally Holley on 01372-730000

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 Limited. Bridger Bell Commercial Limited 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 Limited 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 Limited 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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