

## TO LET

### 4 LIBERTY COURT 101-103 BELL STREET REIGATE RH2 7JB

Prominently positioned, self contained offices in Reigate town centre, with views across Priory Park.

#### FLOOR AREA

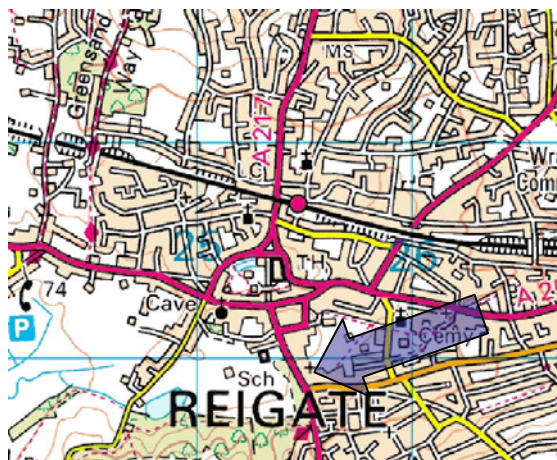
2,214 sq.ft. net internal area approx.

#### SPECIFICATION/AMENITIES

- Self-contained offices
- Suspended ceiling with recessed lighting
- Fully refurbished
- Central heating / part air-conditioned
- Male and female toilets
- 9 car parking spaces

#### LOCATION

Reigate is a character market town, just off J8 of the M25 Gatwick Airport and Heathrow Airport are approx. 6 miles and 25 miles respectively. Reigate Station has regular services to Central London and Gatwick Airport, via Redhill. Liberty Court is situated immediately south of the town centre in Bell Street (A217), close to the junction of Lesbourne Road offering easy access to all town centre amenities.



#### TENURE

New lease for a term to be agreed

#### RENT

£16.50 psf pa exclusive

#### BUSINESS RATES

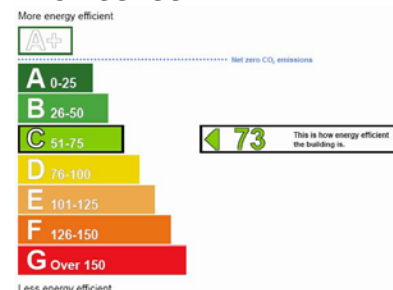
Business rates will be payable. Please verify rateable value, UBR and any transitional adjustments by contacting the local rates office at Reigate & Banstead Borough Council (01737 276000).

#### CONTACT

Tom Drake  
tdrake@maxwellbrown.co.uk  
01737 243328/ 07595 616958

**Viewing by prior appointment only**

#### EPC ASSESSMENT



Last Updated: 23.01.12