



# CASTLEFIELD HOUSE

Castlefield Road ■ Reigate ■ Surrey ■ RH2 0SA



## FITTED OFFICE SPACE IN AN UNRIVALLED LIFESTYLE LOCATION

Castlefield House is a prestigious detached modern office building prominently situated in Reigate town centre.

Reigate offers the convenience of M25, London and Gatwick connectivity, within the wider appeal of an affluent and attractive market town known for the amenity benefits of its lifestyle location.

The property sits in attractive landscaped grounds and benefits from a large underground and surface level barrier controlled car park providing 119 spaces.

The large and spacious floorplates provide open plan office accommodation with the cost and time saving benefits of a high quality and contemporary corporate fit out, including kitchen and collaboration / breakout areas, private offices and meeting rooms.





# EXTERNALS AND DRONE



REIGATE  
HIGH STREET

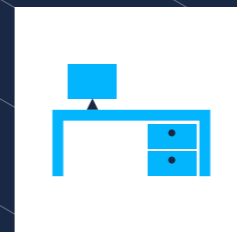
CASTLE GROUNDS  
PUBLIC PARK

SURREY  
HILLS





CONTEMPORARY  
HIGH QUALITY  
FIT OUT



FURNITURE  
AVAILABLE



AIR  
CONDITIONING



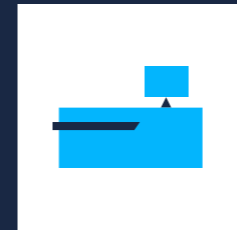
RAISED  
ACCESS  
FLOORS



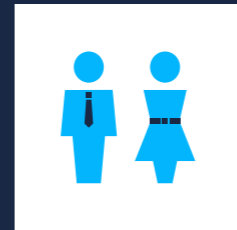
METAL TILE  
SUSPENDED  
CEILINGS



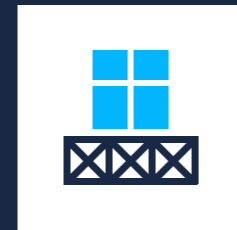
2 X PASSENGER  
LIFTS



LARGE  
RECEPTION AREA



MALE, FEMALE  
& DISABLED WC  
ON EACH FLOOR



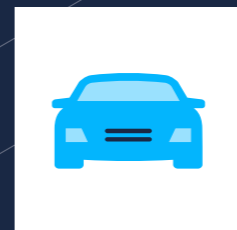
FIRST FLOOR  
BALCONY



SHOWER



BIKE  
RACKS



119 CAR  
PARKING SPACES  
(1:284 SQ FT)

FITTED... REDUCE YOUR  
RELOCATION COSTS







# ACCOMMODATION

**FLEXIBILITY – WHOLE BUILDING OR PART...**  
**10,539 – 33,781 SQ FT**

FLOORS	SQ FT	SQ M
RECEPTION	910	84.5
GROUND	10,539	979.1
FIRST	11,166	1037.3
SECOND	11,166	1037.3
<b>TOTAL</b>	<b>33,781</b>	<b>3138.2</b>

APPROX IPMS (3)

## RENT

Upon application

## TERMS

The property is available as a whole or in floors by way of assignment or a sub lease. Alternatively a new lease may be available directly from the freeholders. Further details upon request.

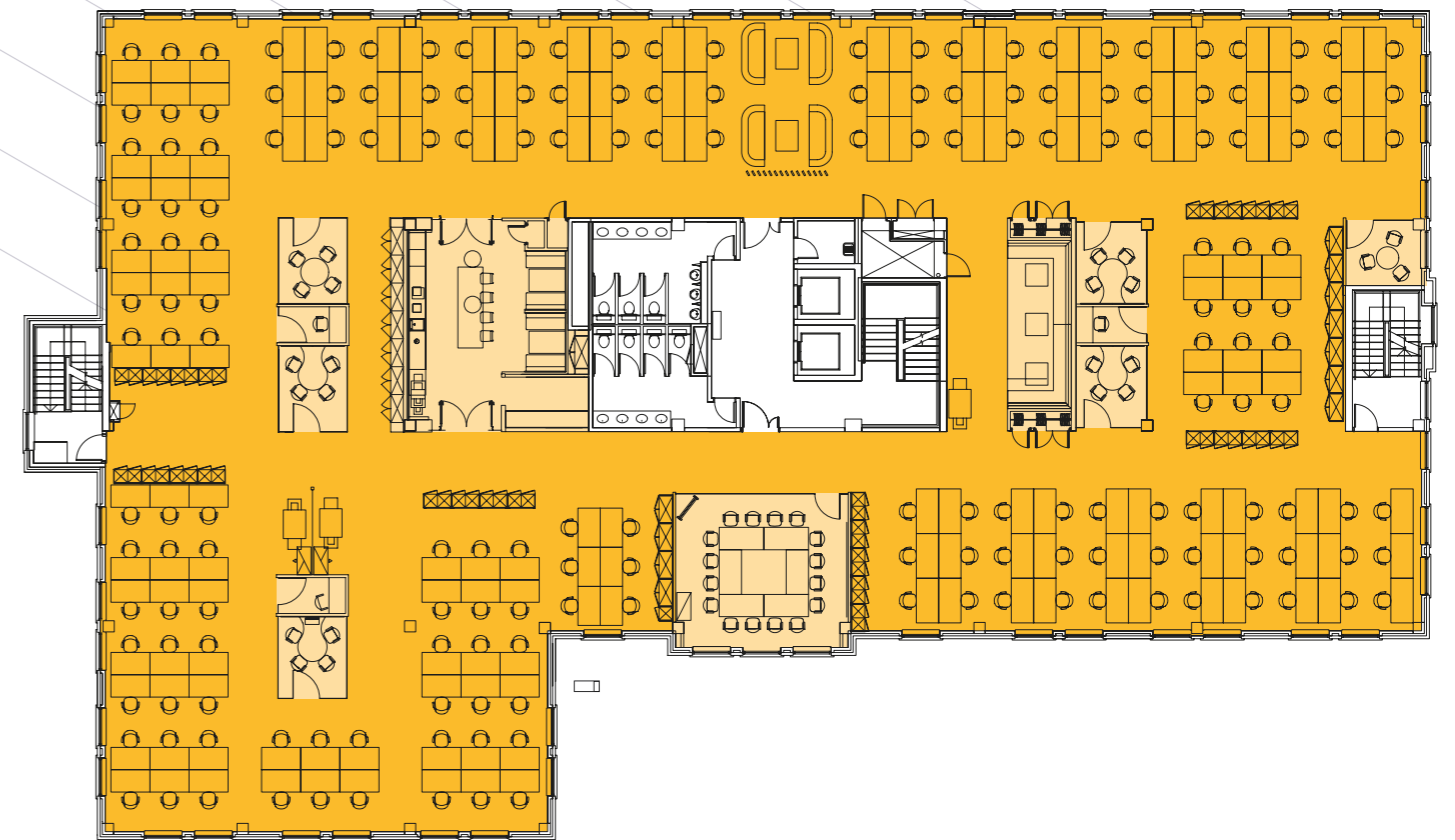
## RATES

To be separately assessed

## EPC

TBC

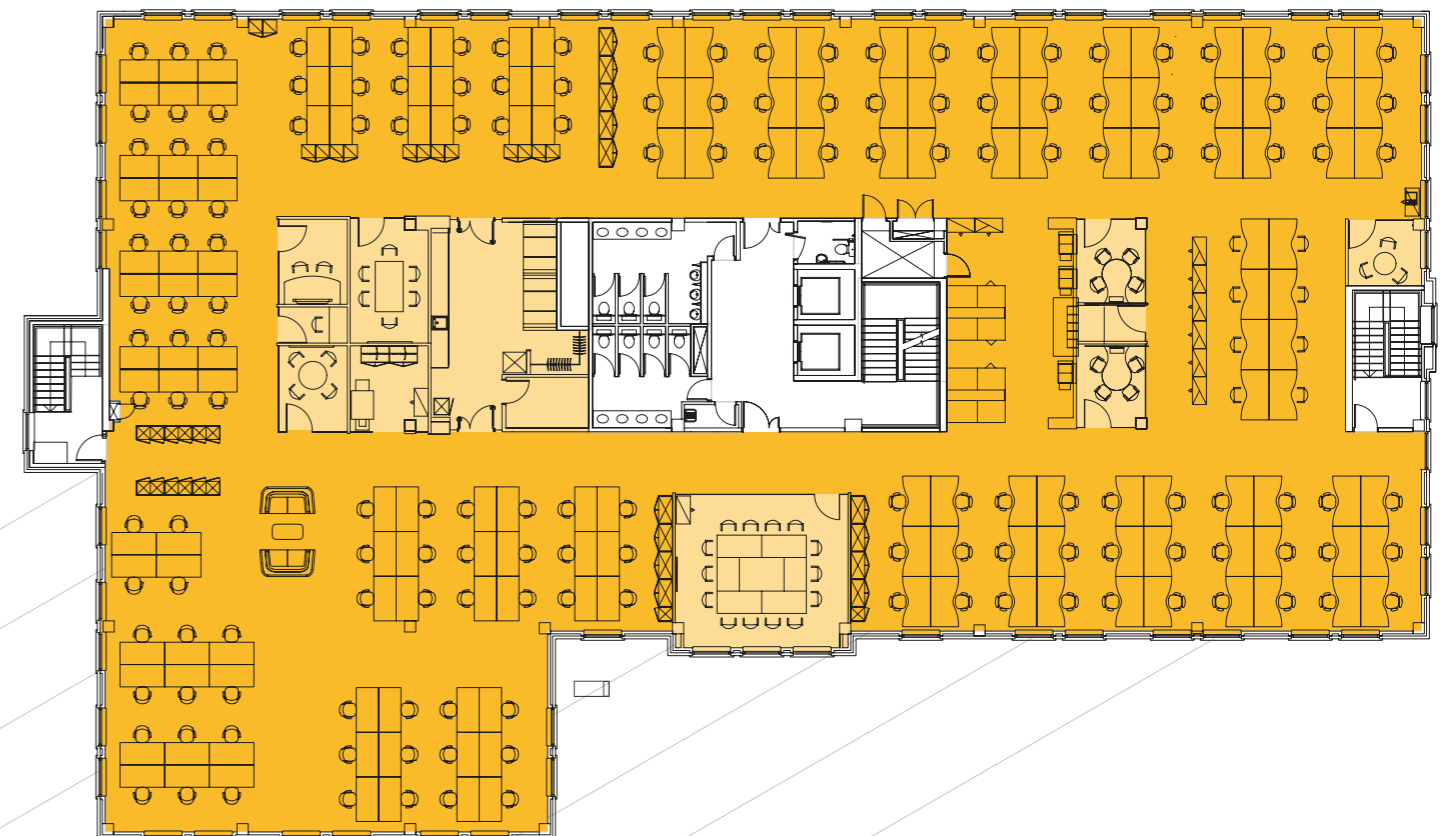
## FIRST FLOOR



## GROUND FLOOR



## SECOND FLOOR



FURNITURE AVAILABLE SEPARATELY IF REQUIRED. LAYOUTS SHOWN SUBJECT TO CHANGE.

**... WITH OR WITHOUT FURNITURE**



# LIFESTYLE LOCATION

The town and surrounding areas provide a wealth of amenity, with an excellent variety of restaurants, cafes and coffee shops, together with both High Street and boutique retail brands including Crew, Fat Face, Oliver Bonas And Sweaty Betty.

Priory Park, Castle Grounds and Reigate Hill also provide attractive areas for outdoor recreation. Corporate occupiers that have made the town their home include Willis Towers Watson, Esure, AIG, Tesco Finance, Hyundai Capital and Osborne.



GAIL'S



BANANA TREE



PRET A MANGER



REIGATE CASTLE GROUNDS



CORZO LOUNGE



THE MARKET STORES



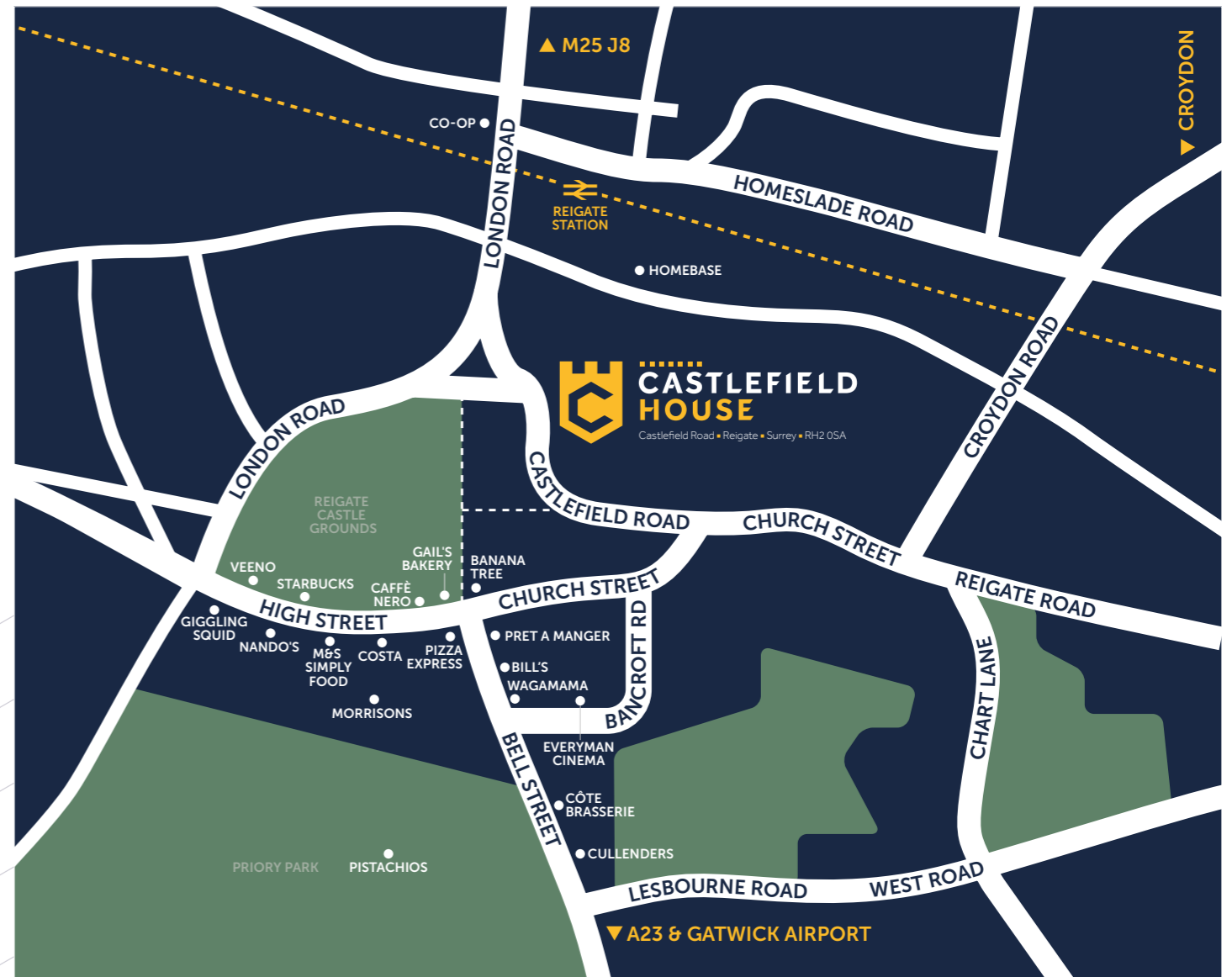
PIZZA EXPRESS



M&S FOODHALL



BILL'S



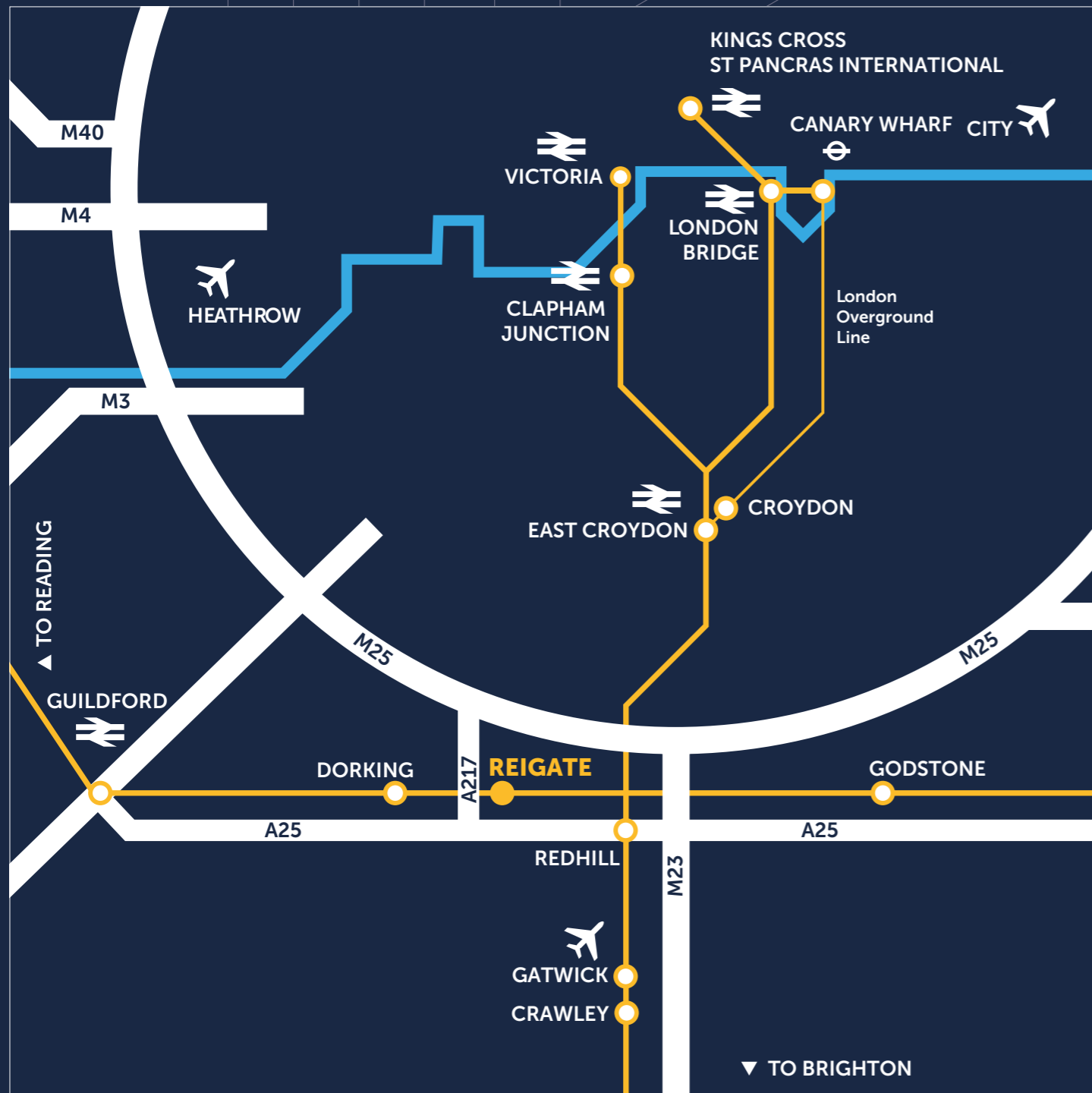
INDICATIVE ONLY. NOT TO SCALE



# WELL CONNECTED

Reigate is well connected to the motorway network approximately 1.9 miles from Junction 8 of the M25. The subject property is also within only a few minutes' walk of Reigate Railway Station which provides regular services to Redhill, Central London and Gatwick Airport, as well as Guildford and Reading to the west.

 <b>HEATHROW AIRPORT</b> 29 MILES	 <b>CENTRAL LONDON</b> 27 MILES	 <b>M25 J8</b> 1.9 MILES	 <b>REDHILL</b> 1.5 MILES	 <b>READING</b> 60 MINS	 <b>LONDON VICTORIA</b> 45 MINS
 <b>GATWICK AIRPORT</b> 8 MILES	 <b>CRAWLEY</b> 10 MILES	 <b>LONDON BRIDGE</b> 40 MINS	 <b>REDHILL</b> 4 MINS	 <b>GATWICK AIRPORT</b> 16 MINS	 <b>GUILDFORD</b> 23 MINS



INDICATIVE ONLY. NOT TO SCALE



APPROXIMATE JOURNEY TIMES AND DISTANCES





**CASTLEFIELD-HOUSE.CO.UK**



For further information contact:



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