



SELF CONTAINED B1 OFFICE SUITE

Approx.
584 sq ft (54.29 m²) NIA
TO LET



**Unit B3, The Courtyard Business Centre,
Dovers Farm, Lonesome Lane, Reigate,
Surrey**
RH2 7QT

Ref: 414



LOCATION:

Accessed from the west side of Lonesome Lane, Dovers Farm is situated within 0.75 miles south of the A217 / A2044 intersection at Woodhatch and within 1.75 miles south of Reigate town centre. Local shopping facilities including a Co-Op store and bakery are available at Woodhatch and via a footpath through the farm, the Beehive PH sitting on the A217 is a short walk away within 0.5 miles. Reigate town centre offers High Street retail outlets, banks and restaurants. There is also a large Morrisons just south of the town centre and accessed from the A217. The nearest mainline rail station is at Earlswood approx 2 miles north east by road. (London/Redhill/Gatwick/South Coast). Gatwick is approx. 20 minutes south.

DESCRIPTION:

This rectangular open plan single storey mid terraced office unit within a quiet rural and pleasant setting, offers high quality, well-lit and insulated accommodation. There is a single pedestrian front door, next to which are windowed double opening doors for easier accessibility for large items.

ACCOMMODATION:

All areas are approximate gross internal.

Description	Sq M	Sq Ft
Offices – Approx: NET internal	54.29	584
Ancillary	4.33	46
TOTAL – GROSS INTERNAL	58.62	630

AMENITIES:

- BT Infinity Broadband and fibre optics on site
- Parking for 4 cars/vans
- Self contained
- All services

TERMS:

The property is available on a new internal repairing and insuring lease on terms to be agreed.

RENT:

On application

RATEABLE VALUE:

Within the 2017 VOA List, the property has a Rateable Value of £5,200

EPC:

D80

LEGAL COSTS:

Each party responsible for their own costs

VIEWING:

 COMMERCIAL PROPERTY CONSULTANTS	John Hammond 01737-420182 01883-713578 07711132019
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