



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



Unit 1D, 61 Albert Road North, Reigate, RH2 9RS
INDUSTRIAL UNIT WITH OFFICES AND ON SITE PARKING

LOCATION



The subject property is situated on the popular and well established Albert Road North Estate, located to the west of Reigate town centre. The town centre and railway station are within 1km. Junction 8 of the M25 is 3km to the north providing excellent access to the southern M25 network.

For exact location use what 3 words; [ears.farmer.gold](https://www.ears.farmer.gold)

Description:

Unit 1D is situated to the rear of the Estate and comprises a semidetached industrial/warehouse with two storey section to the front. The property has recently had a new insulated roof installed to the warehouse section. There is loading on the front (east) and side (south) elevations.

On the first floor are offices with gas central heating, male and female WCs and kitchen area. The accommodation is in need of general redecoration throughout.

Tenure

The property is being sold freehold with vacant possession.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Key Features:

- Concertina loading door W: 3.65, H: 3.25m
- 30 allocated car spaces
- New roof to warehouse
- Freehold with vacant possession
- Min eaves 3.2m, max eaves 6.4m

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor	8,276	768.87
First Floor	2,581	239.78
Total	10,857	1008.65

Price:

£1,250,000

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.















GET IN TOUCH
gravesjenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD