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PROPERTY PEOPLE

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Unit 1D, 61 Albert Road North, Reigate, Surrey RH2 9RS

FOR SALE: INDUSTRIAL UNIT WITH OFFICES - 10,857 SQ FT (1,008.69 SQ M)

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

Description

Unit 1D is situated to the rear of the Estate and comprises a semi-detached 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.

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 accommodation comprises the following:

Ground floor (workshop/office/warehouse): 8,276 sq ft (768.9 sq m)
First floor (offices): 2,581 sq ft (239.79 sq m)
Total GIA: 10,857 sq ft (1,008.69 sq m)

There are two small mezzanine stores totalling 1,178 sq ft (109 sq m)

Tenure

The property is being sold freehold with vacant possession.

Price

£1.25m (One Million Two Hundred & Fifty Thousand Pounds)

Services

The property is connected to all main services; drainage, gas, electricity and water. 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.

EPC

D - 100

Business Rates

Rateable Value: £105,000
Rates Payable: £58,275 (2026/27)

Interested parties are advised to contact Reigate & Banstead Borough Council Tel: 01737 276000 or www.reigate-banstead.gov.uk

VAT

VAT may be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.


Applus

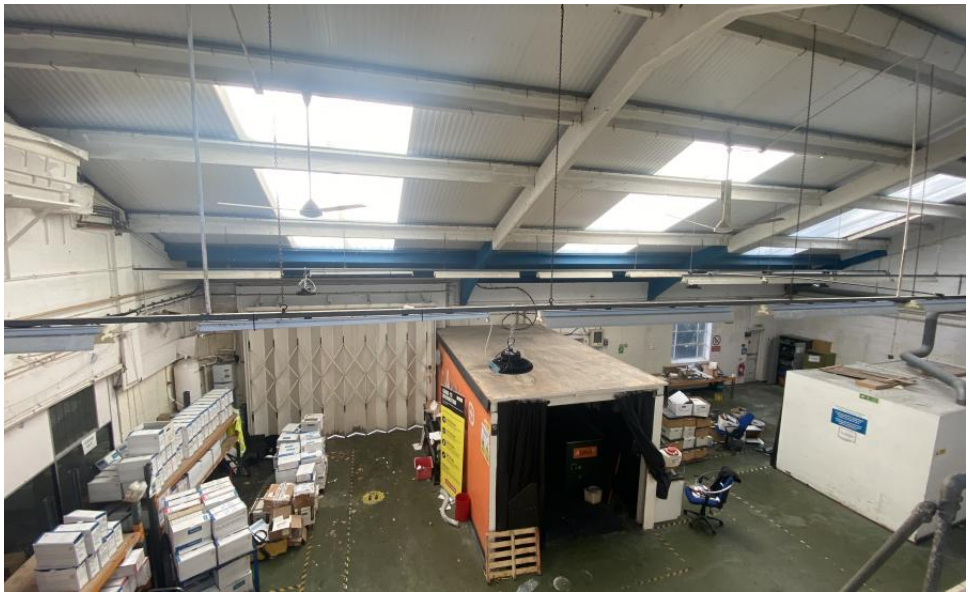














GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.