



omnibus

REIGATE RH2 7LD

75%
NOW
LET

GRADE A TOWN CENTRE OFFICES
WITH EXCELLENT PARKING

TO LET

FROM 2,110 SQ FT UP TO 14,301 SQ FT

A Truly Business Environment

Omnibus, situated in Reigate town centre, is a landmark self-contained Grade A office building with striking curtain wall glazing and a double height entrance to both inspire and impress.

At the heart of Omnibus is the spacious full height central atrium. With new contemporary furniture and a new coffee bar this provides an appealing social and business breakout area for occupiers to enjoy with free WiFi.

The building benefits from both a multi-storey car park and a private shuttlebus, which provides regular peak time services to and from Redhill mainline station providing excellent connections to London, Gatwick Airport and beyond.

Existing tenants include:

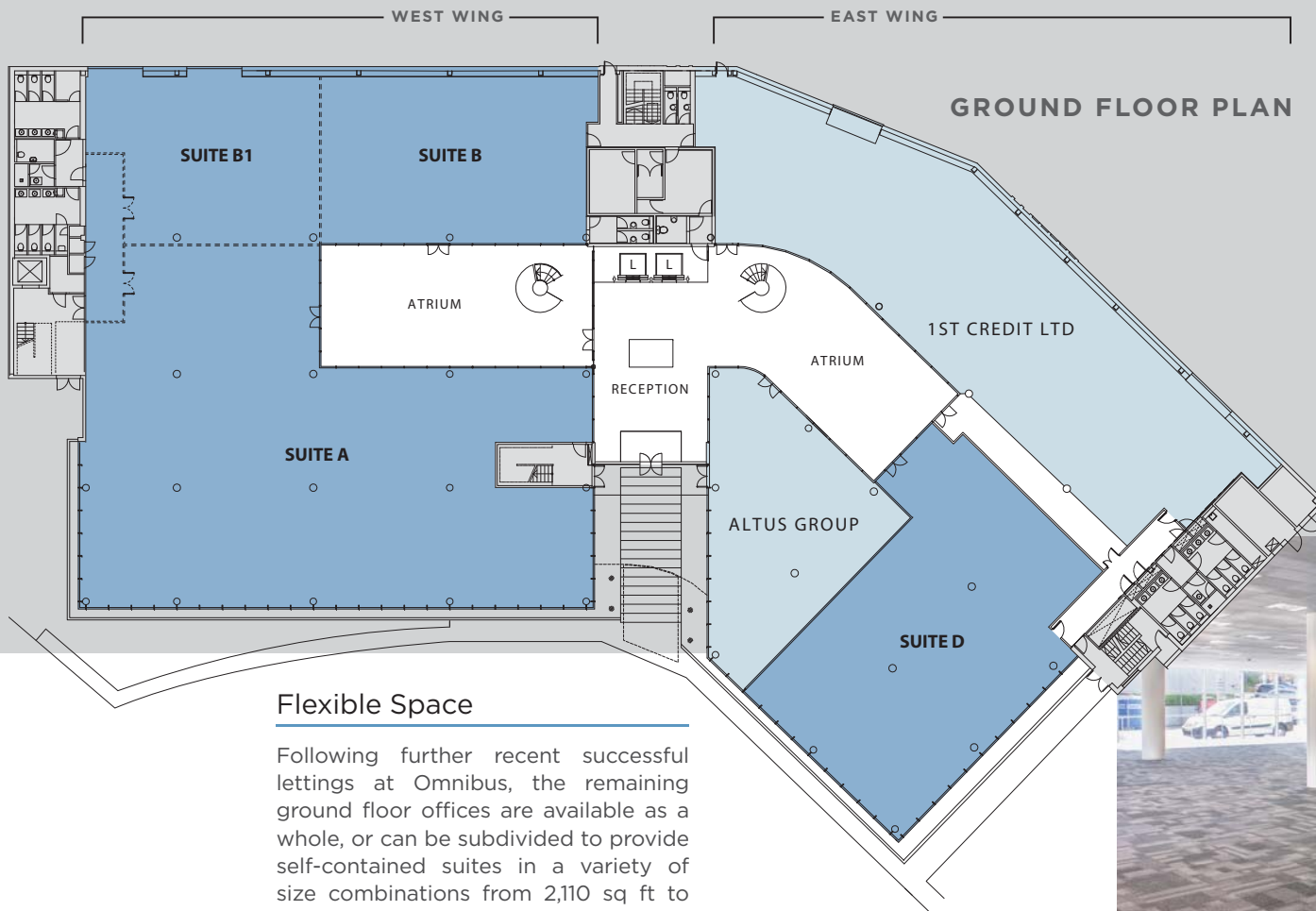
- Deutsche Leasing
- Udata Infrastructure UK Ltd
- 1st Credit Ltd
- Altus Group



Grade A Specification

- Four pipe fan coil air conditioning
- Full access raised floors 150mm void
- Floor to ceiling height of 2.75m
- Suspended ceilings with Cat II lighting
- Two fully glazed 13 person lifts
- Male, female and disabled WCs
- Shower facilities on each floor
- Multi-storey car park
- Generous car parking ratio of 1:286 sq ft
- New coffee bar / meeting space
- EPC 'C' (67)





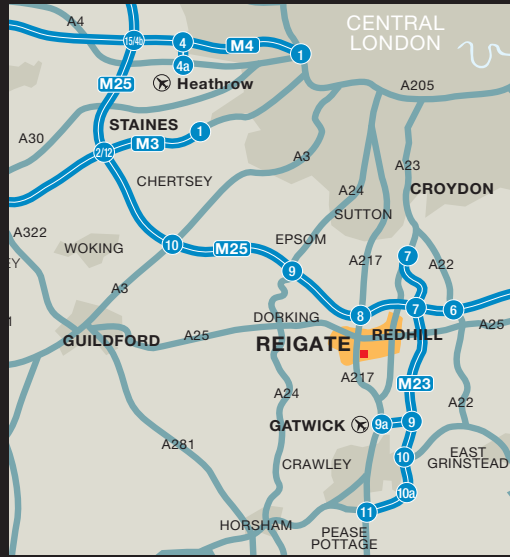
Flexible Space

Following further recent successful lettings at Omnibus, the remaining ground floor offices are available as a whole, or can be subdivided to provide self-contained suites in a variety of size combinations from 2,110 sq ft to 14,301 sq ft.

Flexible Accommodation

West Wing	10,907 sq ft	1,013 sq m
Suite A	6,727 sq ft	625 sq m
Suite A + B1	8,708 sq ft	809 sq m
Suite B	2,110 sq ft	196 sq m
Suite B + B1	3,767 sq ft	350 sq m
East Wing		
Suite D	3,394 sq ft	315 sq ft
TOTAL	14,301 sq ft	1,328 sq m





Well Located for Transport

Being strategically located between the M25 (Junction 8) and Gatwick Airport, Reigate benefits from excellent transport links with the A217 running north to south through the town. This provides easy access to the M25 Junction 8 to the north and Gatwick Airport to the south.

Reigate Railway Station provides regular services to Redhill, Central London and Gatwick Airport as well as Dorking, Guildford and Reading to the west. The historic Reigate tunnel built in 1823 under the Castle grounds provides a direct walking route linking the station to the town centre, providing easy accessibility to Omnibus.

Shuttle Bus to Redhill Station

For additional connectivity to Redhill Railway Station a private shuttlebus operates for the morning and the evening commute and at lunchtimes taking approximately 6 minutes door-to-door.

This service is available to all occupiers and included within the cost of the service charge. As part of the Easit scheme, tenants can also benefit from other cost saving green transport initiatives.

Reigate Amenities

Omnibus is just a short walk from the bustling High Street of Reigate which is home to a number of High Street names such as M&S, Crew, Fat Face, WH Smith, Boots and Laura Ashley. The town has an excellent reputation as a gourmet centre with a variety of restaurants and cafes offering an array of cuisines including Café Rouge, Prezzo, Bill's and Cotes. Directly outside Omnibus, Lesbourne Road provides a range of boutique shops and amenities including cafés, a bakery and gastro pub The Venture Inn. Omnibus also benefits from being on the doorstep of Reigate Priory Park which has a range of sports facilities on offer as well as a popular café.

By Road:

	miles	mins
REDHILL	1.5	4
M25 J8	2.5	6
GATWICK AIRPORT	8	12
CRAWLEY	10	22
CROYDON	15	38
CENTRAL LONDON	27	55
HEATHROW AIRPORT	29	35

Source: www.theaa.com

By Rail:

	mins
REDHILL	4
GATWICK AIRPORT	16
GUILDFORD	23
LONDON BRIDGE	40
LONDON VICTORIA	45
READING	60

Source: www.nationalrail.co.uk



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