

omnibus

REIGATE RH2 7LD

LANDMARK GRADE A TOWN CENTRE OFFICES

THE LOCATION FOR ALL OCCASIONS

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LOCATION

Omnibus benefits from being in the heart of the bustling town centre of Reigate and a short drive (2.5 miles) to the M25.

Reigate is home to a wide range of amenities including independent and high street retailers, restaurants, cafés, pubs and boutique shops.

On the doorstep is Priory Park, perfect for a stroll, run, sporting activities, lunch or a short café break together with the wide-ranging and appealing independent neighbourhood amenities of Lesbourne Road.

CONNECTIVITY

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.





















NEW RECEPTION AND BREAKOUT SPACE

AT THE HEART OF OMNIBUS IS A SPACIOUS FULL HEIGHT CENTRAL ATRIUM WHICH PROVIDES SOCIAL AND BREAKOUT AREAS FOR OCCUPIERS AND VISITORS TO GRAB A COFFEE, HOST A MEETING OR HAVE A CHANGE OF ENVIRONMENT.

TAKE A NEW VIEW ON WORK LIFE BALANCE

REIGATE BENEFITS FROM AN ABUNDANCE OF GREEN SPACE AND PARKS, TOGETHER WITH SUPERB TOWN CENTRE AMENITY.

















TAKE TIME TO RELAX

PUBS/BARS

1. Blue Anchor
2. Pilgrim Brewery
3. The Red Cross Inn
4. The Bell
5. The Hop Stop
6. The Venture Inn
7. The Admiral Inn
8. The Cage Wine Bar
9. Market Stores

FOOD AND DRINK

10. Monte Forte
11. Buenos Aires Steakhouse
12. Giggling Squid
13. Nando's
14. Starbucks
15. Caffè Nero
16. Pizza Express
17. Banana Tree
18. Bill's
19. Wagamama
20. Cote Brasserie
21. Chalk Hills Bakery
22. Maison Du Velo
23. The Gardent Café
24. Sea Salt
25. Costa
26. Cullenders Parkside
27. Oven Fresh Bakery
28. Lebnani

RETAIL

29. Morrisons
30. Marks & Spencer
31. Boots
32. Fat Face
33. Crew Clothing
34. Sweaty Betty
35. Oliver Bonas
36. Co-op
37. Waterstones

WELLBEING

38. Hybrid Fitness Gym
39. 1Sculpt Pilates
40. Very Yoga
41. Tennis Courts



GRADE A OFFICE ENVIRONMENT - FITTED OPTIONS AVAILABLE

2nd floor (AIG Office Space - Fit out provided by the Landlord)






Coffee

GRADE A OFFICE SPACE WITH OPTION FOR BESPOKE FIT OUT

AVAILABLE ACCOMMODATION (IPMS 3)

First Floor Suite*	**11,003 sq ft**	**1,022.0 sq m**
Ground Floor Suite	**2,930 sq ft**	**272.2 sq m**
Available	**13,933 sq ft**	**1,294.2 sq m**

* THE FIRST FLOOR SUITE WRAPS AROUND THE CENTRAL ATRIUM AND IS CAPABLE OF FLEXIBLE SUB DIVISION TO MEET A VARIETY OF SPACE REQUIREMENTS FROM APPROXIMATELY 5,370 SQ FT TO 6,716 SQ FT

Multi-storey car park offering excellent car parking ratio of 1:290 sq ft

EV charge points

Four pipe fan coil air conditioning

EPC 'C' (62)

Full access raised floors 150mm void

Suspended ceilings

LED lighting with PIR sensors

Two fully glazed 13 person lifts

Shower facilities on each floor

Undercover cycle storage

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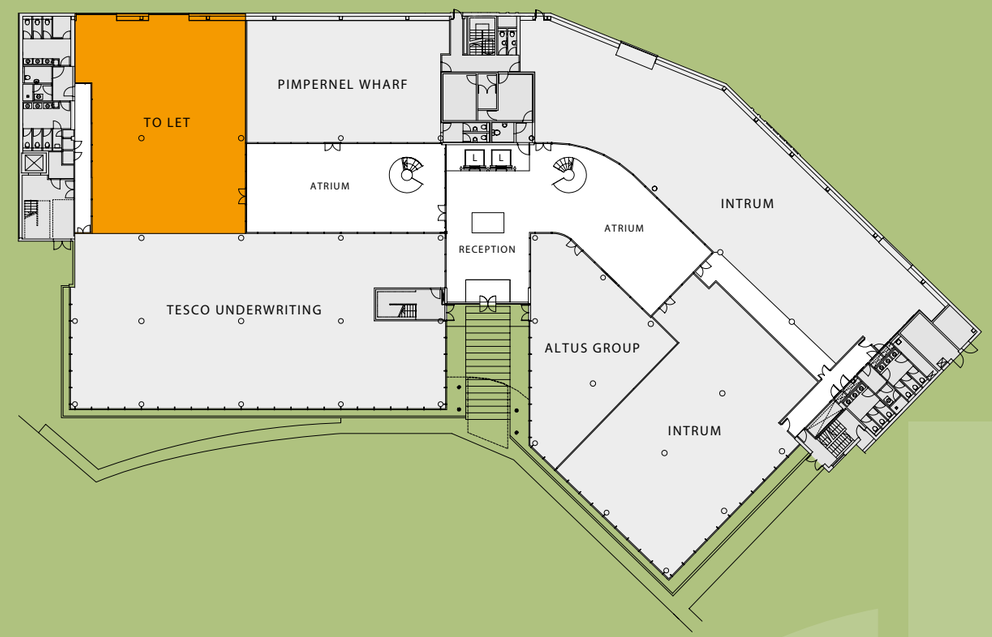
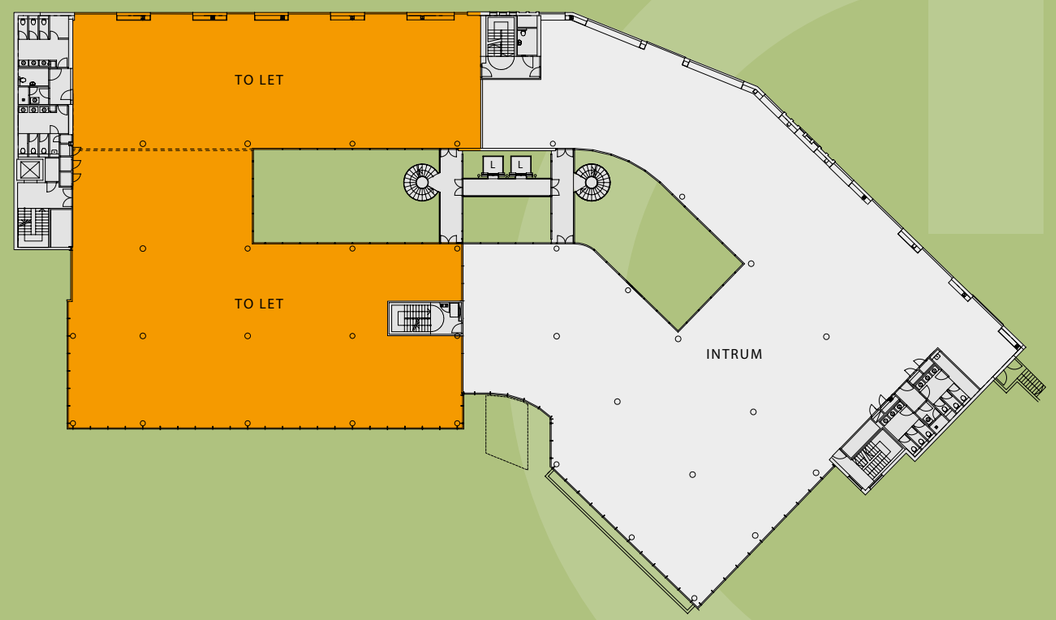
GROUND FLOOR PLAN



FIRST FLOOR PLAN



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CONNECTIVITY



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

Source: www.nationalrail.co.uk

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

REIGATE OCCUPIERS INCLUDE

intrum · justretirement · jellyfish · Willis Towers Watson · AIG LIFE · Altus Group · esure · OSBORNE · TESCO Underwriting

www.omnibus-reigate.co.uk

For further information or to arrange a viewing, contact the joint agents:

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This brochure and the descriptions and the measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All floor areas quoted are estimated on a net internal basis and should be verified by interested parties. July 2023.

Designed by HEKKTA