



To Let

**Looking for space that's future-proof,
sustainable, connected and attractive to staff?
Watt is the answer.**

- Central Reigate location next to Reigate Train Station
- Up to 56,000 sq ft of top quality refurbished office space
- Large flexible floors of c. 17,000 sq ft
- Targeting EPC 'A' and BREEAM rating 'Excellent'
- Filled with natural light with windows on all four aspects

Watt Building

40 London Road, Reigate, RH2 9QP

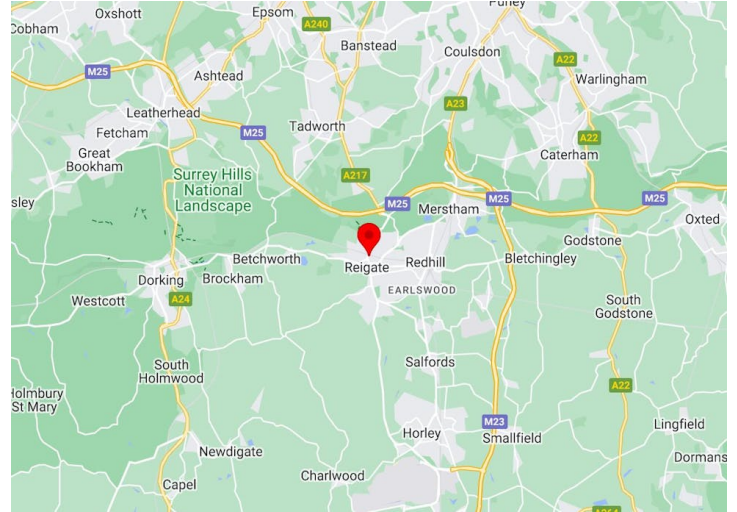
2,152 to 56,061 sq ft

199.93 to 5,208.24 sq m

Reference: #89402

Watt Building

40 London Road, Reigate, RH2 9QP



Summary

Available Size	2,152 to 56,061 sq ft / 199.93 to 5,208.24 sq m
Service Charge	N/A
EPC	A (104)

Description

The Watt building has detailed planning permission to be refurbished and extended to c 56,000 sq ft of best in class Grade A offices. The building will benefit from large flexible floors of c 17,000 sq ft filled with natural light with windows on all four aspects. The All Electric building has excellent ESG credentials with a Target BREEAM rating of Excellent and Target EPC of A.

Location

Prominently located on London road with close proximity proximity to Reigate Train Station which connections into London Victoria taking 43 minutes.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
3rd - Office	14,768	1,371.99	Available
2nd	18,070	1,678.76	Available
1st	15,306	1,421.97	Available
1st - Reception / Business Lounge	2,289	212.66	Available
Ground	3,476	322.93	Available
Ground - Business Lounge	2,152	199.93	Available
Total	56,061	5,208.24	

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