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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

CHARACTER OFFICE BUILDING TO LET

IN CENTRAL OXTED

Approx. 108.6 sq m (1169 sq ft)

(Available due to business relocation)



114 Station Road East, Oxted, Surrey, RH8 0QA

- Excellent Position opposite Waitrose
- Private car parking to rear
- Good size rooms

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

www.gpcommercial.co.uk

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Location:

The property is situated at the top end of Station Road East adjoining Fusspots Fashions and immediately opposite Waitrose. The office is within walking distance of the main railway station which currently offers three trains per hour to London Bridge and Victoria via East Croydon. Access to the motorway system is via junction 6 of the M25 at Godstone which is just over 3 miles away and there is also a local bus service which stops close by.

Accommodation:

Previously occupied by Harrops Solicitors who have relocated within the Town, the offices are self contained within a two storey building offering 3 large rooms, kitchen and wc on the ground floor with 3 further large offices plus a smaller room and wc on the first floor. There is private parking to the rear for 6 cars.

The approximate floor areas are as follows:

Ground Floor	54.6 sq m	588 sq ft
First Floor	54.0 sq m	581 sq ft
Total	108.6 sq m	1169 sq ft

Terms:

The property is available by way of an assignment of the existing lease which expires on the 26th February 2013 (Statutory Renewal Rights available) at a rent of £18,000 per annum without review, subject to contract and VAT (if applicable). No premium is required.

NB: A rent free period is available to a qualifying tenant taking over the property for the remainder of the term. More details upon request.

Legal costs:

Each party to pay their own legal costs incurred in this transaction.

Business Rates:

According to the Government website the property has a Rateable Value of £13,000. The UBR for 2011/12 is 42.6p in the £.

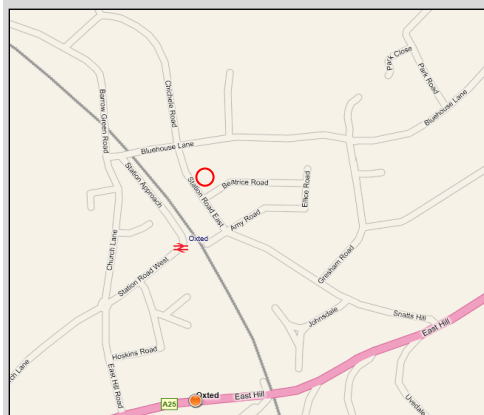
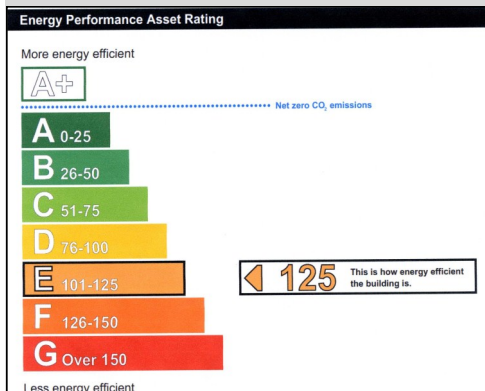
Energy Performance Certificate:

Available.

Viewing

Strictly by appointment
with Sole Agents Gildersleve & Payne

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Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice

Applicants 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 Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

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