SUITE FOR D1 USE
TO LET
WITH PARKING

Location:
Oxted Community Hall is situated in Church Lane, Oxted just a short distance from St Mary’s Church, Oxted Town Centre and Oxted Railway Station with three services an hour up to London Victoria and London Bridge via East Croydon. Junction 6 of the M25 at Godstone is approximately 3 miles distant which in turn provides good access to Gatwick Airport. Also situated in Station Road West are the main Post Office, Barclays and Lloyds Banks.

Sat Nav: RH8 9NB

www.gpcommercial.co.uk

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.
**Description/Accommodation:**
The accommodation is self-contained with its own entrance from off the main hallway close to the front entrance of the building.

The accommodation is rectangular in shape and generally open plan with one partitioned room and a kitchen facility.

The accommodation benefits from the following amenities:

- Security Alarm
- Coded Entry System
- Perimeter Trunking
- Central heating
- Cat II box lighting
- Kitchen facility
- Shared WCs
- 6 car parking spaces
- Additional meeting room facility if required

**Use:**
As the accommodation forms part of the Oxted Community Hall, it can only be let on a D1 Non-residential Institution (Medical & Health Services, Day Centres, Museums, Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres).

**Terms:**
The suite is available to let for a period to be agreed at a rent of £15,500 per annum exclusive, plus VAT (if applicable), Subject to Contract.

Separate payments, on a metered/or proportion basis to be made by the Tenant for services provided (including the central and electric lighting) and other utilities on a proportional basis of 26.74% for building insurance and for repairs and maintenance to the building generally.

**Business Rates:**
According to the Government website the Rateable Value is £4,350 pa. The UBR for 2018/9 48.0p in the £.

**Legal costs:**
Each party to be responsible for their own legal costs.

**Energy Performance Certificate:**
Full information available upon request.