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**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

**SEMI SERVICED OFFICE SUITE
TO LET
IN CENTRAL OXTED**

www.gpcommercial.co.uk



**SUITE G2, THE STABLES, STATION ROAD WEST,
OXTED, SURREY, RH8 9EE**

- * Gas Fired Central Heating
- * CAT II Lighting
- * 2 car parking spaces
- * Close to Oxted mainline Station
- * Rent includes all services (except telephone)

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,

SUITE G2, THE STABLES, STATION ROAD WEST, OXTED, SURREY, RH8 9EE

Location:

The property is extremely well located in the Centre of Oxted behind Lloyds Bank which places it very close to the main railway station with three trains an hour up to London Victoria and London Bridge via East Croydon heading North and down to East Grinstead and Uckfield to the South. Oxted is approximately 3 miles from junction 6 of the M25 and therefore offers excellent communications by road and rail. The Town Centre has a good selection of national and privately owned shops and restaurants including all four of the major banks, main post office, Waitrose, Sainsburys, CoOp and Morrisons Supermarkets plus a gymnasium and leisure pool all within walking distance of the property.

Accommodation:

The property comprises a modern two storey building which has been divided into four mostly open plan suites either side of a central reception area and staircase with shared separate gents and ladies wc's. Parking is immediately around the perimeter of the building.

The suite available is G2 on the ground floor which provides a single open plan suite with 2 store rooms and tea station with good natural light.

The net internal floor area is approximately:

Ground Floor: 28.1 sq m (302 sq ft)

Terms:

The current lease is due to expire on the 1st March 2013 at a rent of £1,000 pcm inclusive. Applicants preferring a longer term may prefer a 3 year Agreement. More details upon request.

The rent includes Business Rates, Buildings Insurance, heating, lighting, power, cleaning of common parts, exterior maintenance of both the building and the car parking area. The Tenant is to be responsible for installing their own telephone system and paying the relevant service costs.

Legal costs:

Each party to be responsible for their own legal costs.

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.leaseingbusinesspremises.co.uk

Energy Performance Certificate Available

Viewing:

Strictly by appointment only with Sole Agents

Gildersleve & Payne

Contact Peter Gildersleve FRICS

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