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**OFFICE  
SUITE  
TO LET**

**303.46 SQ M  
(3,266 SQ FT)**

**Unit 2, Whyteleafe Business Village,  
Whyteleafe Hill, Whyteleafe, Surrey,  
CR3 0AT**

- Gas fired Central Heating
- Suspended Ceilings with Cat 2 Lighting
- Carpeting
- Double Glazed Windows
- Perimeter Trunking
- 10 Parking spaces

**OFFICE**

**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.*

# Unit 2, Whyteleafe Business Village, Whyteleafe Hill, Whyteleafe, Surrey, CR3 0AT

## Location:

Whyteleafe is an attractive and prosperous village situated approximately 4 miles to the north of Junction 6 of the M25 motorway. The A22 (Godstone Road) passes by the property and provides easy access north to Purley, Croydon, with Central London beyond and south to Caterham. Whyteleafe South and Upper Warlingham Stations are within a short walk and provides regular services to East Croydon and London Victoria, with a fastest journey time of 40 minutes. Gatwick Airport is approximately 14 miles to the south.

## Description:

Whyteleafe Business Village comprises an attractive terrace of purpose built offices constructed in the early 1990's, arranged over ground and two upper floors. The building is situated on the north side of Whyteleafe Hill, close to the junction with Godstone Road and is within easy walking distance of the village centre. The premises comprise modern accommodation with designated parking.

## Amenities:

- Gas fired Central Heating
- Suspended Ceilings with Cat 2 Lights
- Carpeting
- Double Glazed Windows
- Perimeter Trunking
- 10 Parking spaces

## Accommodation:

The offices comprise the whole of Unit 2 and provide the following approximate floor areas, as measured on a net internal basis:

Ground Floor	68.51 sq m	( 737 sq ft)
First Floor	96.24 sq m	(1,036 sq ft)
Second Floor	138.71 sq m	(1,493 sq ft)

**Total**                      **303.46 sq m (3,266 sq ft)**

## Terms:

The building is to be let on a new sub-lease for a term expiring on or before September 2015. The lease is to be outside of the Landlord and Tenant Act 1954 Part II Sections 24-28, on effectively full repairing and insuring terms.

## Rent:

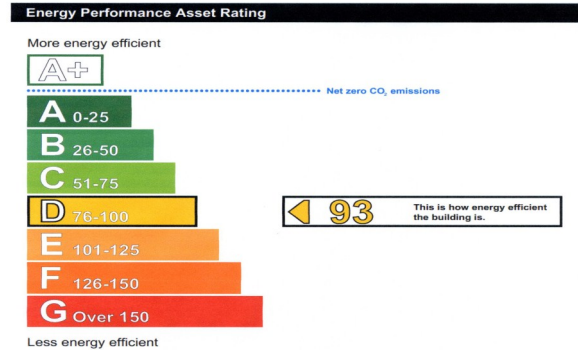
The rent is subject to negotiation.

## Business Rates

According to the Government website the commercial property has a Rateable Value of £38,000 per annum and the current UBR for 2011/12 is 43.3p in the £.

## Energy Performance Certificate:

Available upon request.



## Legal costs:

Both parties' legal costs to be borne by the ingoing tenant.

## Viewing:

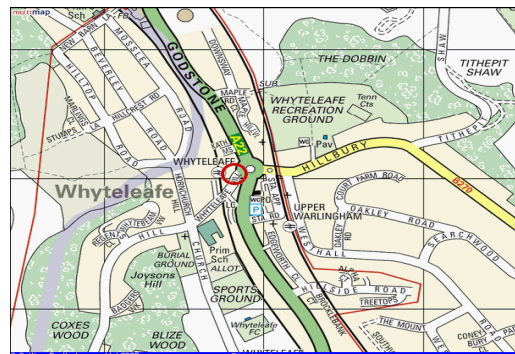
Strictly by appointment with Sole Agents  
Gildersleve & Payne  
Contact Peter Gildersleve FRICS  
Tel: 01883 723888  
Email [info@gpcommercial.co.uk](mailto:info@gpcommercial.co.uk)

## 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 for Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)



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