

OFFICE BUILDING
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **181-183 Station Road East,
Oxted, Surrey , RH8 0QE**



**SELF CONTAINED
OFFICES**

TO LET

136 sq m 1464 sq ft

Viewing by appointment

G&P Property
31 Station Road West
Oxted
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Location

The property is situated within a predominantly office quarter of Oxted Town Centre adjacent to Waitrose and directly fronting on to the main road linking the Town with the A25.

Oxted Railway Station is a short walk away and offers services to London Victoria (35 minutes approx) and London Bridge (45 minutes approx). Access to M25 motorway at Junction 6, at Godstone, circa 3.4 miles. Gatwick Airport is accessed via the M24/M23 (approximately 16 miles).

Description/Accommodation:

Originally built as a pair of semi-detached cottages, the property has been converted to office use. The accommodation is divided into two interconnecting units with independent access and is arranged over two floors.

There is gas fired central heating with radiators in all rooms. There is a small garden to the front and a small yard area to the rear.

There is no on site car parking but close by there are short-term parking facilities in Station Road East and adjoining side roads with longer term parking in the Ellis Road Car Park.

- * Entry Phone System
- * Central Heating
- * 2 x male and female WC's
- * Disabled WC
- * Kitchen

Internal Area

Net internal areas as follows:

Ground Floor	68 sq m	732 sq ft
First Floor	68 sq m	732 sq ft
Total	136 sq m	1464 sq ft

Terms

The property is available to let a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

£22,000 per annum. Subject to Contract and VAT.(If applicable).

Business Rates

According to the Government website the property has a Rateable Value of £16,750 per annum. The UBR for 2021/2022 is 49.9p in the £.

Legal costs

Each party to pay their own legal costs

Energy Performance Certificate

Awaiting Energy Performance Certificate



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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