

OFFICE/WORKSHOP AND YARD
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **1a Springfield**
Old Oxted, Surrey, RH8 9JL



**NEWLY REFURBISHED
OFFICE/WORKSHOP AND YARD
TO LET**

- Currently used as a light industrial centre
- Three phase power to workshops
- Refurbished office
- Large yard
- Approximately 0.3 acres

Viewing by appointment

Joint Agents:

G&P Property
01883 723888
info@gpcommercial.co.uk

Myddelton and Major
01722 337577
commercial@myddletonmajor.co.uk

Caption

Nick Payne MRICS
nickp@gpcommercial.co.uk

David Sutton BA (Hons)
davids@gpcommercial.co.uk

Philip Holford
philipholford@myddletonmajor.co.uk



1a Springfield
Old Oxted, Surrey, RH8 9JL



G&P PROPERTY
COMMERCIAL FOCUS

Location

The property is located in Springfield, Old Oxted to the south west of Oxted Town Centre.

Old Oxted is adjacent to the A25 which links to the A22 to the West and the A21 at Sevenoaks approximately 9km to the East. Junction 6 of the M25 is approximately 2.5km distant.

Description/Accommodation

The site is currently in use as a light industrial centre with one good quality newly refurbished workshop building, as well as a new build workshop, both with three phase power and good eaves height and electric roller shutter doors.

There is a recently refurbished office giving two good sized office rooms, plus a small meeting room as well as toilet facilities and kitchenette.

A large yard area is largely laid to tarmac giving excellent open storage and car parking. At the rear of the property is woodland, to the south an open paddock and to the north, residential properties.

The site comprises an area of approximately 0.3 acres.

Internal Area

Net internal areas as follows:

Offices	70.22 sq m	750 sq ft
Kitchen	3.81 sq m	41 sq ft
Roof Storage	16.42 sq m	177 sq ft
Workshop	59.22 sq m	637 sq ft
Workshop/Storage	56.48 sq m	608 sq ft
Total	206.15 sq m	2219 sq ft

Terms

The site is available to let on a new full repairing and insuring lease, terms to be agreed at a rent of £45,000pa

Business Rates

According to the Government website the property has a Rateable Value of £17,000pa. The UBR for 2025/26 is 49.9p in the £.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Energy Performance Rating: E. (124)

Full information available upon request.

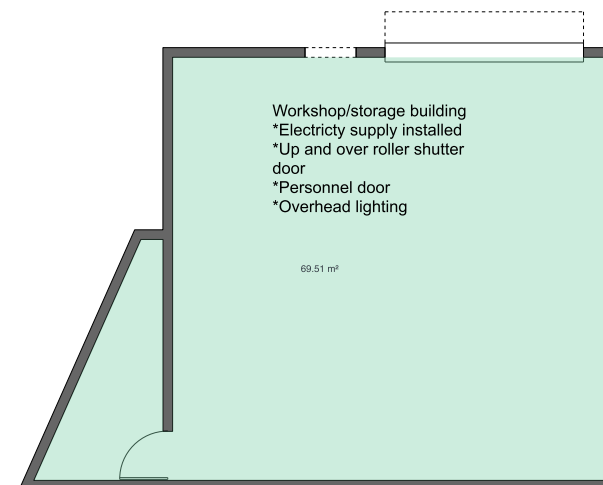
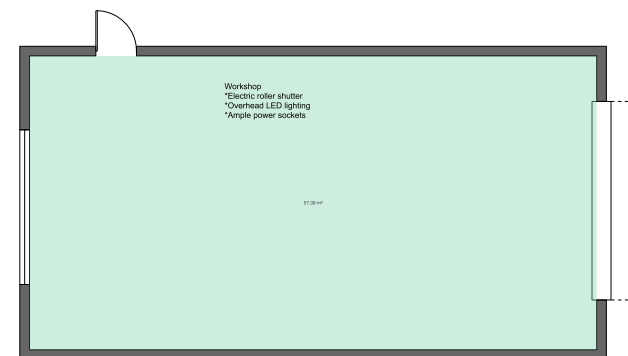
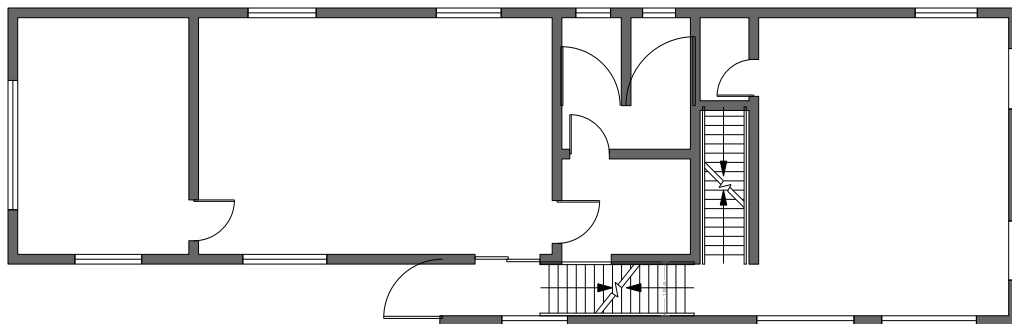


Property Misdescriptions Act

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.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.

Office building
*Meeting room
*Two offices
*Kitchen
*Two W/C's
*Loft storage



Floor Plans:
Not to scale for guidance only

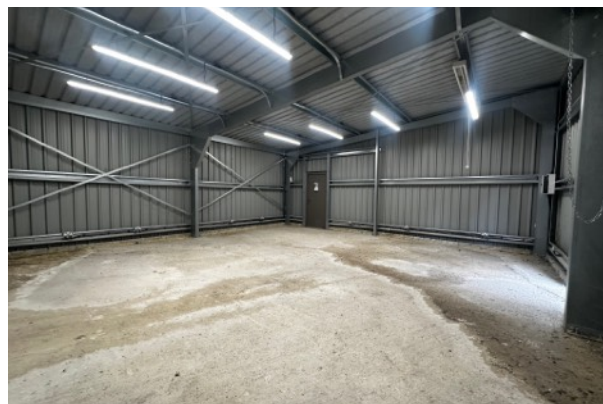
 **1a Springfield**
Old Oxted, Surrey, RH8 9JL



G&P PROPERTY
COMMERCIAL FOCUS



Promap © Crown Copyright and database rights 2024. OS AC0000813445
Plotted Scale - 1:1250. Paper Size - A4



Site area outlined in red, access road outlined in green