

OFFICE/STORAGE PROPERTY

FOR SALE OR TO LET

020 8686 4400

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G&P PROPERTY
COMMERCIAL FOCUS



3 Poplar Walk

Caterham on the Hill, Surrey, CR3 5US



**SELF CONTAINED
OFFICE/STORAGE
PROPERTY**

FOR SALE OR TO LET

- Office/Industrial property for sale
- Including a yard area with parking for 2 cars
- Well presented office space
- Two large garages in use as storage

Viewing by appointment

G&P Property
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Croydon
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3 Poplar Walk Caterham on the Hill, Surrey, CR3 5US

Location

The property is located on Poplar Walk in Caterham on the Hill. Caterham on the Hill is located just outside Caterham Town Centre and is easily accessible via the mainline station in Caterham, giving easy access into London Bridge. Access to the motorway is via Junction 6 of the M25 which is approximately a 5 minute drive.

Description/Accommodation

The site is currently in use as office/light industrial/ storage with yard and comprises a good size office for three to five people with a fully fitted kitchen and male and female wc's.

There are two large garages currently in use as storage but could be put to other uses, subject to planning permission.

Externally there is a gated yard with parking for two cars.

The property benefits from air conditioning, air source heat pumps, overhead LED lighting and fluorescent lighting to the storage areas.

Internal Area

Net internal areas as follows:

Office	224.42 sq m	262 sq ft
Kitchen	11.69 sq m	126 sq ft
Lobby	3.41 sq m	37 sq ft
Industrial	94.22 sq m	1014 sq ft
Total	133.74 sq m	1440 sq ft

Terms

The site is available for sale and for offers in the region of £300,000. Plus VAT (if applicable).

Alternatively the site could be available on a new full repairing and insuring Lease for terms to be agreed at a rent of £25,000 per annum, Plus VAT (if applicable). Subject to Contract.

Business Rates

According to the Government website the property has a Rateable Value of £15,500. The UBR for 2026/7 is 43.2p in the £.

Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating for this property is C (54). More information is available upon request.



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Property Misdescriptions Act

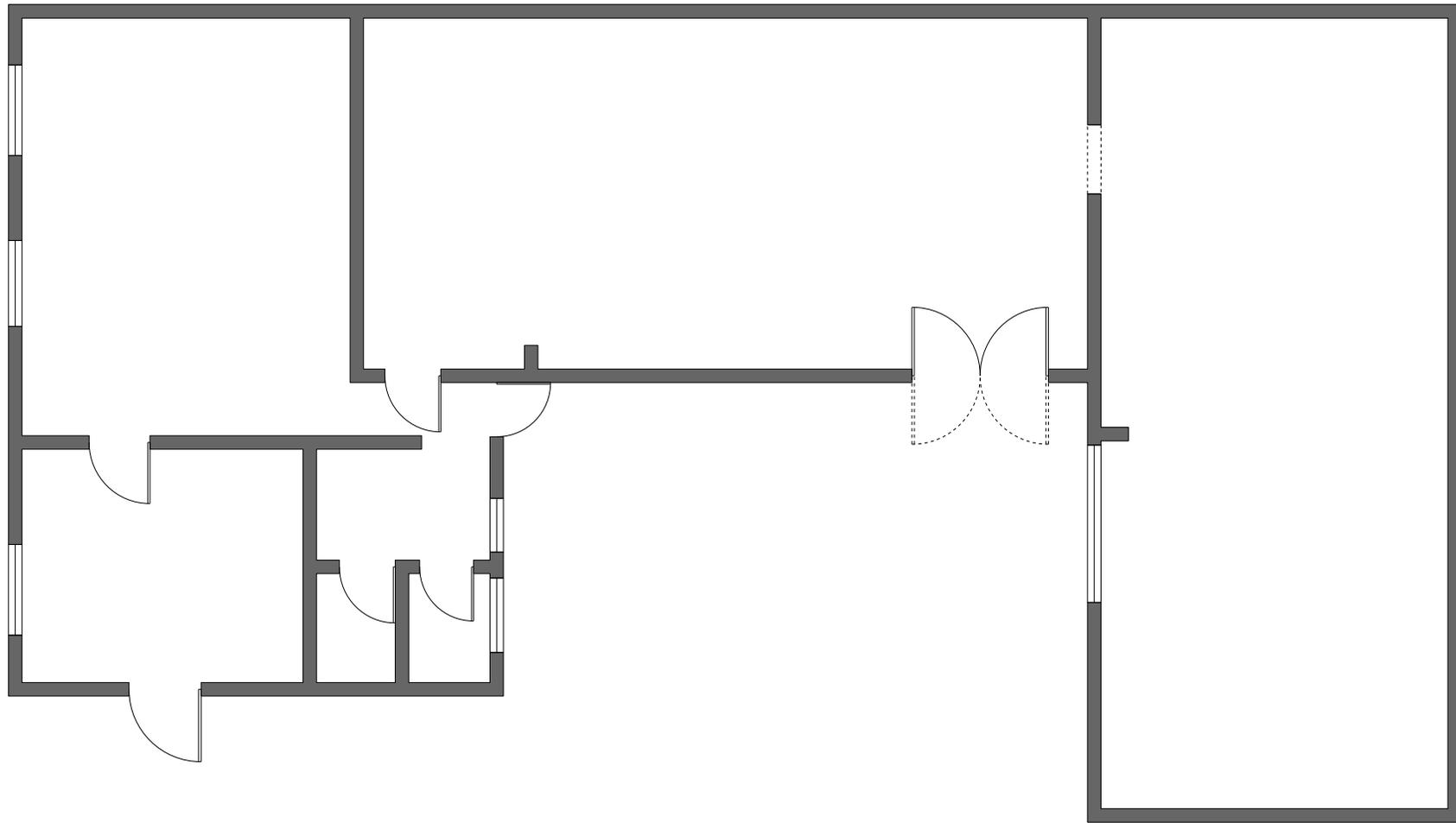
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Floor Plan