


FIRST FLOOR OFFICE

TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **74a Station Road East**
Oxted, Surrey RH8 0PG

**FIRST FLOOR OFFICE SUITE
TO LET
IN CENTRAL OXTED
68.9 SQ M (742 SQ FT)**

- * Independent Ground Floor Entrance
- * Open Plan Front office
- * Separate Meeting Room
- * Kitchen/Staff Room & WC

Viewing by appointment

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Location

The offices are well located in the centre of the commercial area of Oxted immediately above Robert Leech Estate Agents and Brisk. Oxted railway Station is close by with regular services to London via East Croydon. Access to the motorway system is via Junction 6 of the M25 at Godstone. Short term car parking is available to the rear in Ellis Road Car Park.

Description/Accommodation

The offices are situated at first floor level with an independent ground floor entrance off Station Road East. The accommodation is arranged in open plan with a meeting room, wc and kitchen/ staff room.

Use

Use Class E/Office Use.

Internal Area

Approximate net internal areas as follows:

First Floor 72.8 sq m 784 sq ft

Terms

A new Lease on terms to be agreed at a rent of £15,000. per annum, subject to contract and VAT (if applicable)

Business Rates

According to the Government website the office has a Rateable Value of £10,250. The UBR for 2026/7 is 43.2p in the £. (Qualifying occupiers may be able to apply for Small Business Relief - to check whether you qualify telephone the Business Rates Department on 01883 722000).

Legal costs

Each Party to pay their own legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (57). Full information is available upon request.



Property Misdescriptions Act

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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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