

WORKSHOP AND OFFICE


TO LET

020 8686 4400

GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **33 Banstead Road**
Caterham, Surrey, CR3 5QG



WORKSHOP & OFFICE

TO LET

- Office & Workshop space
- External Storage
- 3 Single Garages
- Large Yard area
- Approximately 391.49 sq m (4214 sq ft) in total
- Gas fired central heating
- Inset LED overhead Lighting
- Smoke alarm system
- CCTV System
- Security alarm
- Comfort cooling and heating.

Viewing by appointment


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Location

The property is situated on the corner of the junction of Banstead Road (B2030) and Oak Road in Caterham on the Hill.

The main centre of Caterham on the Hill is located approximately 0.6km to the south and this provides a range of retail and leisure amenities including the Raglan Shopping Precinct.

The main commercial centre of the Town of Caterham itself is nearby and provides a larger range of retail and leisure facilities, including the Church Walk Shopping Centre and Caterham Railway Station.

Description

The property comprises a mix of office and workshop accommodation, external stores, three garages and yard area which is accessed directly off Oak Road.

There are two distinct areas of workshop space within the property, via the side opening black partially glazed doors, opening onto a large workshop space with overhead mezzanine storage. This space has a small separate office and W/C located on the ground floor.

The second is accessed either via the main office or via the silver roller shutter which provides level loading into the rear of this area. This space also benefits from a kitchenette and W/C facilities. The office accommodation is arranged at the front of property fronting Banstead Road.

Accommodation

Internal Area

Gross internal areas as follows:

Ground Floor Workshop	289.19 sq m	3112 sq ft
Mezzanine Storage	31.76 sq m	342 sq ft
Office	32.70 sq m	352 sq ft
External Stores	5.58 sq m	60 sq ft
Garages	30.13 sq m	324 sq ft
Total	391.49 sq m	4214 sq ft

Terms

The property is available on a new full repairing and insuring Lease for a term to be agreed, subject to periodic rent reviews.

Rent

£42,500 per annum exclusive plus VAT (if applicable).

Business Rates

According to the Government website the property has a Rateable Value of £11,000. The UBR for 2023/24 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate


The Energy Performance Rating is C (72).
More information is available upon request.



Property Misdescriptions Act

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