

FIRST AND SECOND FLOOR OFFICE SUITE

TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **Linden House**
34 Crowhurst Mead, Godstone, Surrey, RH9 8BF



FIRST AND SECOND FLOOR OFFICES
with excellent on site car parking
close to Junction 6 of the M25
TO LET

Viewing by appointment

[Joint Sole Agents](#)

G&P Property
020 8686 4400
info@gpcommercial.co.uk

Rayners Commercial
01737222835
enquiries@raynerscommercial.com

Nick Payne MRICS
nickp@gpcommercial.co.uk

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

Chris Richards MRICS
chris@raynerscommercial.com



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Location

The property occupies a prominent position facing the roundabout at the junction of Godstone Hill and Oxted Road (A25) and affords easy access on to the motorway system being approximately half a mile south of junction 6 of the M25. Gatwick Airport can either be accessed across country or via the M25/M23 and the railway network can be accessed either at Oxted, Caterham or Redhill.

Description/Accommodation

Originally constructed in 1994 by Linden Homes for their own occupation as their regional headquarters, the property is arranged on three storeys providing a useful mix of private and open plan offices.

The property benefits from the following amenities:

- * 12 On site car parking spaces
- * Separate Male, Female and Disabled WC's
- * Server room with air-cooling unit
- * Air-cooling system serving the majority of offices
- * Substantial eaves storage cupboards
- * Alarm system
- * Perimeter and floor trunking for IT and power access
- * Kitchenette on first floor
- * Additional tea station at second floor level
- * Full double glazing and carpeting throughout

Internal Area

Net internal areas as follows:

First Floor	127.2 sq m	1369 sq ft
Second Floor	78.1 sq m	841sq ft
Total	205.3 sq m	2210 sq ft

Terms

The first and second floor offices are available on a new lease for a term to be agreed £37,500 per annum, plus VAT (if applicable), Subject to Contract.

Business Rates

Rates to be assessed. The UBR for 2023/4 is 49.9p in the £.

Legal costs

Each party to be responsible for their own legal costs.

Energy Performance Certificate

Energy Rating: D (86)


Full information available upon request.



Property Misdescriptions Act

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