

OFFICES
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **Moorgate House**
7 Station Road West, Oxted, Surrey, RH8 9EE



OFFICES TO LET
TO LET IN CENTRAL OXTED

178.77 SQM (1924 SQ FT)

- Town Centre
- Ground and First Floor Offices
- Walking distance of Oxted Railway Station
- Local amenities close by

Viewing by appointment

G&P Property
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Location

The property is extremely well located in the Centre of Oxted behind the Cinema which places it very close to the main railway station with three trains an hour up to London Victoria, London Bridge and London Blackfriars and Thames Link St Pancras/ Bedford heading North and South to East Grinstead and Uckfield.

Oxted is approximately 3 miles from Junction 6 of the M25 and therefore offers excellent communications by road. The Town Centre has a good selection of national and privately owned shops and restaurants including Post Office, Waitrose, Sainsbury's, Co-op and Morrisons Supermarkets plus a gymnasium and leisure pool all within walking distance of the property.

Description/Accommodation

The building comprises three floors of offices The available accommodation comprises the ground and first floors available either as whole or as individual floors, with five parking spaces. Both floors benefit from the following amenities.

- * Gas fired central heating
- * Suspended Ceiling with inset fluorescent lighting
- * Double glazing
- * Air cooling

Use

Office Use

Internal Area

Net internal areas as follows:

Ground Floor	89.85 sq m	967 sq ft
First Floor	88.92 sq m	957 sq ft
Total	178.77 sq m	1924 sq ft

Terms

Each floor is available at a rent of £21,000 per annum each, plus VAT (if applicable) for a period to be agreed on effective full repairing and insuring basis. Subject to Contract).

Business Rates

According to the Government website the property has a Rateable Value of £TBC. The UBR for 2023/4 is 49.9p in the £.

Legal costs

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

Energy Performance Certificate

Energy Performance Rating: D (81)

Full information available upon request.



Property Misdescriptions Act

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