

OFFICES SUITES
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **8 Station Road East**
Oxted, Surrey, RH8 0BT



**MODERN OFFICE SUITES
TO LET**

From 42.54 sq m (458 sq ft)
To 426.24 sq m (4588 sq ft)

- Attractive modern offices with reception and lift
- On-site parking available
- Variety of sizes available
- Town centre location close to all amenities
- Oxted Railway Station and Junction 6 of M25 located close by.

Viewing by appointment

G&P Property
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Location

Situated in the heart of Oxted on Station Road East which provides a wide variety of shops, restaurants and local amenities. Located Opposite CoOp Supermarket with Nat West and Boots the Chemist close by. Junction 6 of the M25 is only 3 miles to the West at Godstone. The property is within a short walking distance of Oxted Railway Station which provides regular, direct services to Croydon and Central London.

Description/Accommodation

Modern open plan office suites within Tandridge District Council Office building. Some offices benefit from individual meeting rooms and there is potential to re-configure and split into smaller suites depending on requirement.

Amenities include a fully staffed reception area, passenger lift, gas central heating, suspended ceilings with recessed lighting, double glazing, carpets, perimeter trunking, kitchen facilities, separate male and female toilets and car parking. Disabled access is provided via a lift from the main entrance lobby.

Internal Area

Net internal areas as follows:

Ground Floor Office Suite	130.06 sq m	1400 sq ft
First Floor Office Suite.	42.54 sq m	458 sq ft
First Floor Office Suite.	426.24 sq m	4588 sq ft
Second Floor Office Suite.	130.06 sq m	1400 sq ft

On site parking available.

Terms

The premises are available to let on new internal repairing leases for a term to be agreed at the initial rents set out below. The rent will be exclusive of a Service Charge which covers the building repairs and maintenance, parking area maintenance, electricity, heating, water, insurance, cleaning of common parts and refuse.

Office	Size (sq ft)	Rent (per sq ft)	Service Charge (per sq ft)
Ground Floor	1,400	£16	£6
First Floor	458	£20	£6
First Floor	4,588	£15	£6
Second Floor	1,400	£16	£6

VAT

We understand that VAT is applicable to the rent.

Business Rates

Business rates are payable on a pro rata basis. Further information available upon request.

Legal costs

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

Energy Performance Certificate

The property has an EPC Rating of C (71)



Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

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2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.

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