


OFFICE SUITE
TO LET

01883 723888
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **Suite F 40-44 Station Road East**
Oxted, Surrey, RH8 0PG



**Office Suite located in the
centre of Oxted**

TO LET

- Office suite
- Prominent Town Centre Location
- Mainline railway Station with services to Central London
- 36.56 sq m. 394 sq ft

Viewing by appointment

G&P Property
31 Station Road West
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Location

The Town is close to the border of Kent and the London borough of Bromley and within close proximity of the M25 and M23 motorways. Oxted is approximately 20 miles to the south of Central London and lies on the A25 which runs between Guildford, Surrey and Platt, Kent. Access to the M25 can be found at both Godstone (Junction 6) a distance of approximately 4 miles and Sevenoaks (Junction 5) a distance of approximately 8 miles.

The property is situated on the High Street close to the new St William/Berkeley Homes residential development. Well known multiples and independent retailers are close by including Boots, Waitrose, Sainsbury's, Cook and Pizza Express. The Head Offices of Tandridge District Council are nearby. Other occupiers in the town include a Library, Cinema, Cafes and Restaurants along with many small independent boutique shops and the mainline railway Station.

Mainline railway services are available to both London Victoria (35 minutes approx) and London Bridge (45 minutes approx)

Description

Suite F is located on the second floor of this mixed use building accessed via a communal staircase from Station Road East (operated by an entry phone system) or by secondary means of access to the rear of the property at first floor level.

The offices benefit from the following amenities:

- * Radiator Central Heating
- * Kitchen
- * WC
- * Entry-phone system
- * Fully carpeted

Floor Areas:

The property has a net internal area of approximately

Suite F Total 36.56 sq m. 394 sq ft

Terms:

The Suite is available on a new lease for a term to be agreed at a rent of £12,500 per annum plus VAT (if applicable). To include rent, Service Charge, Rates and utilities. The ingoing Tenant is directly responsible for telephone and IT charges. The Tenant to be responsible for internal decoration and maintenance.

Business Rates:

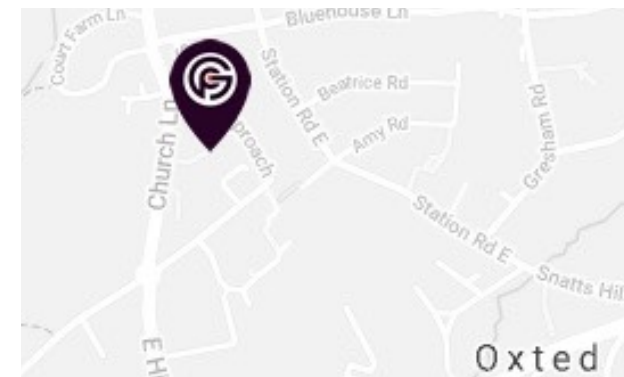
The business rates are included within the rent.

Energy Performance Certificates:

Full information available upon request.

Legal Costs

Each party to be responsible for their legal costs.



Property Misdescriptions Act

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