


OFFICE SUITES
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 Suites A/B 40-44 Station Road East
Oxted, Surrey, RH8 0PG



**Office Suites located in the
Centre of Oxted**

TO LET

17.93 sq m to 57.32 sq m (193 sq ft - 617 sq ft)

- First Floor Office suite
- Prominent Town Centre Location
- On site car parking
- Mainline railway Station with services to Central London

Viewing by appointment

G&P Property
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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

Suites A and B are located on the first floor of a 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:

- * Category II lighting
- * Radiator Central Heating
- * Shared kitchen & wc
- * Entry-phone system
- * Air cooling

Floor Areas:

The two suites have net internal areas as follows:

Room A	39.39 sq m.	424 sq ft
Room B	17.93 sq m	193 sq ft
Total	57.32 sq m	617 sq ft

Terms:

The Suites are available to rent on new Leases for a term to be agreed as follows:

Suite A £11,500 per annum inclusive

Suite B £5,000 per annum inclusive

Plus VAT (if applicable). Subject to Contract.

Service Charge:

A service charge to cover refuse collection, a proportion of external repairs/decorations, buildings insurance, maintenance of common parts (lighting, cleaning etc) heating, water and electricity bills. The ingoing Tenant is directly responsible for telephone and IT charges.

Business Rates:

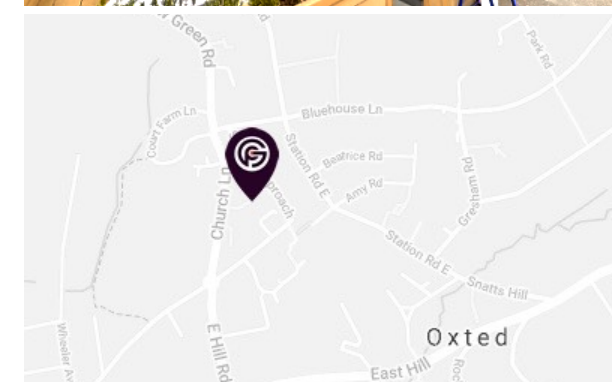
The business rates are included within the rent.

Energy Performance Certificates:

Full information available upon request.

Legal Costs

Each party to be responsible for their legal costs.



Property Misdescriptions Act

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

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
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.