

OFFICE
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **The Old Dairy**
Brewer Street, Bletchingley, Surrey, RH1 4QP



**OFFICE
TO LET**
62.36 SQ M (671 SQ FT)

- Opportunity to let office space in this well-established business park.
- Available immediately
- Rural setting
- Secure site with allocated parking
- Finished to a high standard
- Rent: £14,500 per annum exclusive

Viewing by appointment

G&P Property
31 Station Road West
Oxted
Surrey. RH8 9EE

01883 723888

info@gpcommercial.co.uk

Nick Payne MRICS
nickp@gpcommercial.co.uk

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



The Old Dairy

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Location

Brewer Street Farm Business Park is situated just north of the village of Bletchingley, approximately 1km (0.6 miles) from the village centre, 6 km (3.7 miles) east of Redhill, 4 km (2.5 miles) west of Godstone and around 16 km (10 miles) south of Croydon.

The site enjoys excellent connectivity, with Junction 6 of the M25 approximately 3 km (2 miles) to the east, Junction 8 of the M23 around 8 km (5 miles) to the west, and the nearby A25 providing convenient east-west access across Surrey and into Kent.

Description/Accommodation

The Old Dairy is an attractive conversion of an agricultural building which retains a number of its original features. The interior has been modernised to create excellent quality office space.

Internal Area

Net internal areas as follows:

Total	62.36 sq m	671 sq ft
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Terms

The premises are available on a new effectively full repairing and insuring lease at an initial rent of £14,500 per annum exclusive.

Subject to Contract

VAT

The above rental is exclusive of VAT if applicable.

Business Rates

The Valuation Office Agency website describes the premises as 'Business unit & premises' with a 2026 eatable value of £11,750.

Service Charge

The office is subject to an annual service chafe of £986 (plus VAT) for the current financial year

Legal costs

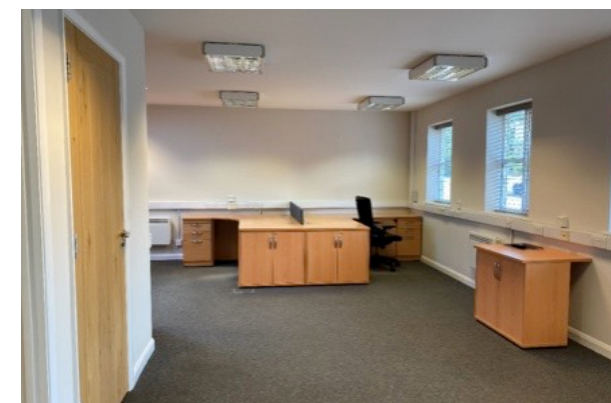
Each party to be responsible for their own legal costs.

Energy Performance Certificate

The premises has an EPC rating of C (75).



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