

Office
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 Suite G1, The Stables,
Station Road West, Oxted, Surrey, RH8 9EE



**OFFICE SUITE
WITH ON SITE PARKING
TO LET IN CENTRAL OXTED**

TO LET

- * Rent includes all services (except telephone & internet)
- * On site car parking
- * Gas Fired Central Heating
- * CAT II Lighting
- * Close to Oxted mainline Station

Viewing by appointment

G&P Property
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Location

The property is extremely well located in the Centre of Oxted 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 Post Office, Waitrose, Sainsbury's and Morrisons Supermarkets plus a gymnasium and leisure pool all within walking distance of the property.

Description/Accommodation

The property comprises a modern two storey building which has been divided into four mostly open plan suites either side of a central reception area and staircase with shared separate gents and ladies wc's.

The suite available is G1 on the ground floor which provides a single open plan suite with separate kitchen and with good natural light.

The suite has been refurbished to a high standard and has the benefit of one dedicated on site car parking space. Additional ad-hoc parking may be available.

Internal Area

Net internal areas as follows:

Ground Floor Office	38 sq m	409 sq ft
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Terms

A new lease is available for a term to be agreed at a rent of £1,500 pcm.

The rent includes Business Rates, Buildings Insurance, Utilities including gas, electricity, water, lighting, power, cleaning of common parts, exterior maintenance of both the building and the car parking area.

The Tenant is to be responsible for installing their own telephone system and IT equipment.

Legal costs

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

Energy Performance Certificate

The Energy Performance Rating is D.



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.
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