SELF CONTAINED OFFICE BUILDING

FOR SALE OR TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

Vector House
Merle Common Road, Oxted, Surrey RH8 0RP

SELF CONTAINED FREEHOLD BUILDING

OF INTEREST TO INVESTORS/DEVELOPERS AND OWNER OCCUPIERS

166.08 SQ M (1795 sq ft)

Viewing by appointment

G&P Property
21-23 Southbridge Place
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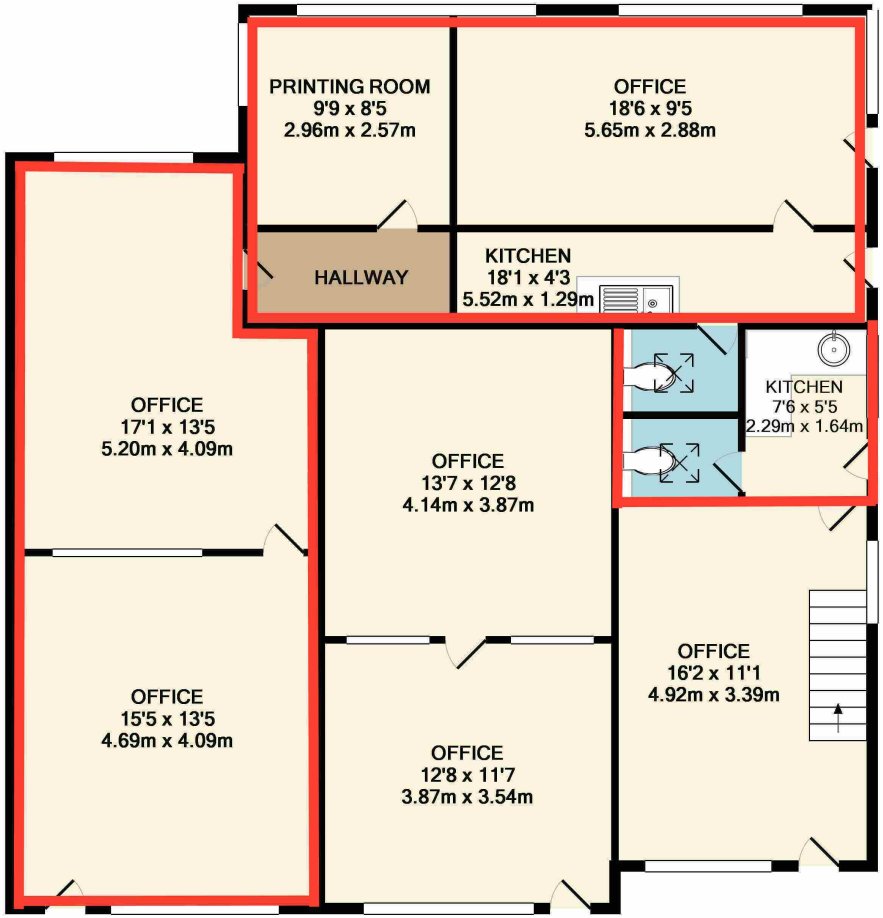
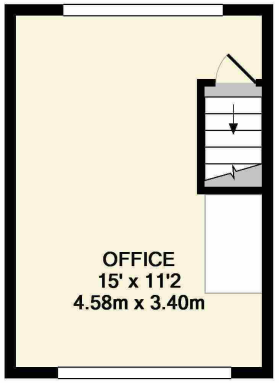
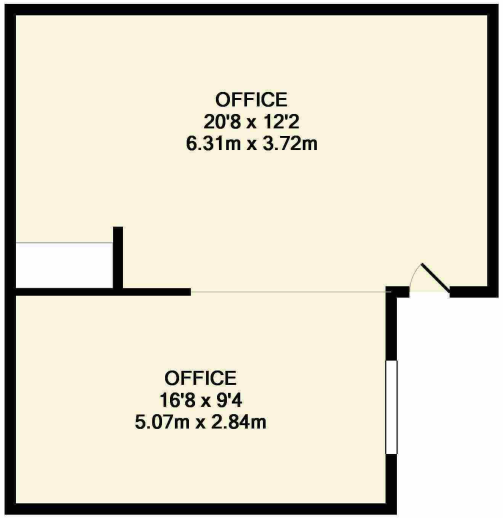


GROUND FLOOR



1ST FLOOR



REAR OFFICE

TOTAL APPROX. FLOOR AREA 2034 SQ.FT. (189.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.
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Location
Vector house is situated in Merle Common which is a small village south of Hurst Green and close to the larger towns of Oxted and Godstone.
Communications are excellent with the nearest railway station being Hurst Green approximately a mile and a half north of the property. This station offers services to both London Bridge and London Victoria as well as East Grinstead.

The property also benefits from good access to both the A25 being 3 miles north which connects the towns of Guildford, Surrey and Platt, Kent and Junction 6 of the M25 being 5 miles North West of the property at Godstone.

Description/Accommodation
The property comprises a detached office building, part single and part two storey with a mixture of brick, timber board and rendered elevations under both flat and pitched roofs. The rear office building is self-contained. There is adequate parking to the front of the main building and vehicular access to the rear garages and rear office.

To the rear of the main building there are three single garages/lock up units, one double garage and a rear self-contained office building which has been extended and has its own WC and kitchenette. Security to this area is provided by a lockable gate.

Internal Area
Net internal areas as follows:

Total office area		
Including kitchen	166.08 sq m	1795 sq ft
Garage/storage	58.14 sq m	626 sq ft
Total	**224.94 sq m**	**2421 sq ft**

Total site area approximately 0.16 acres

Amenities include
- Site area approximately 0.16 acres
- Garages
- Village location
- Development potential STPP

Terms
The Freehold with vacant possession is available at £550,000, subject to contract plus VAT (if applicable).
Alternatively
The property may be available to let at a rent of £45,000 per annum plus VAT (if applicable), subject to contract.

Business Rates
According to the Government website the property has a Rateable Value of £TBC The UBR for 2026/7 is 43.2p in the £.

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 (93)

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.

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