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Unit 3
Katherine Mews,
170 Godstone Road,
Whyteleafe,
Surrey, CR3 0HJ

**ATTRACTIVE SELF CONTAINED
MODERN OFFICES WITH ON SITE
CAR PARKING FOR 3 CARS**

TO LET 95.5 SQ M (1028 SQ FT)

Location:

The premises are situated just off the main Godstone Road (A22), adjacent to Whyteleafe railway Station and within close proximity to local shops and amenities.

Bus services operate along the Godstone Road providing access to Caterham, Purley and other locations. Junction 6 of the M25 is approximately 4 miles from the property.

Sat Nav: CR3 0HJ

www.gpcommercial.co.uk

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

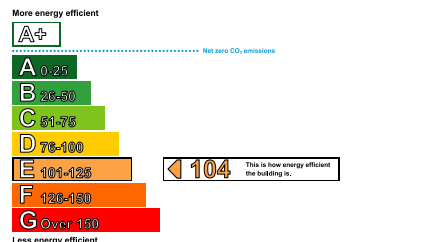


Energy Performance Certificate HM Government
Non-Domestic Building

3, Katherine Mews
Goldstone Road
WHYTELEAF
CR3 9HJ
Certificate Reference Number:
0250-1217-0300-5230-9020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information		Benchmarks	
Main heating fuel:	Grid Supplied Electricity	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	29	If newly built
Total useful floor area (m ²):	105	84	If typical of the existing stock.
Assessment Level:	3		
Building emission rate (kgCO ₂ /m ² per year):	73.89		
Primary energy use (kWh/m ² per year):	437.09		

Measurement:
All office measurements have been calculated in accordance with the new international measuring code IPMS3-Office. Essentially this means that the measurements have been taken inside the main structural walls of the offices to include structural columns but to exclude wc's, staircases and circulation areas used in common with other tenants of the building. If you have any queries in this regard please consult the Agent.

Misdescriptions Act 1991
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition, or suitability for their purpose.

Code of Practice
Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institution and trade associations or through the website www.lettingbusinesspremises.co.uk

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THE INTERNAL AREAS ARE AS FOLLOWS

GROUND FLOOR	
FIRST FLOOR	
TOTAL	95.5 sq m 1028 sq ft

Description/Accommodation:

This attractive office unit was constructed in 2002 and provides light open plan accommodation on ground and first floors.

- Amenities include:**
- * Double glazed windows
 - * Electric heating
 - * Wood veneer floors
 - * Fluorescent lighting
 - * Disabled WC
 - * Kitchenette
 - * On site car parking for three cars

Terms:

The premises are available to let on a new full repairing and insuring lease for a period of years to be agreed at a rent of £18,750 per annum plus VAT, Subject to Contract.

Business Rates:

According to the Government website the property has a Rateable Value of £13,750. The UBR for 2020/21 is 49.1p in the £.

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Full information is available upon request.

Viewing

Strictly by appointment with Sole Agents
Gildersleve & Payne
Contact Nick Payne MRICS or David Sutton BA (Hons)
Tel: 0208 686 4400 Email info@gpcommercial.co.uk