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**38a Station
Road West,
Oxted,
Surrey, RH8 9EU**

**FIRST FLOOR OFFICES
(Front Suite)
TO LET
432 sq ft**

Location:

The property is located within the commercial centre of the Town within close walking distance of Oxted Railway Station. Station Road West houses a number of specialist retail units and professional offices, the main Post Office, Barclays and Lloyds Banks together with the main entrance to the Railway Station with regular services to London via East Croydon.

Also within walking distance of the property are Tandridge Leisure Centre with Gymnasium and Swimming facilities and Morrisons Supermarket is close by. Access to the Motorway network is via junction 6 of the M25 which is about 3-4 miles to the West.

Sat Nav: RH8 9EU

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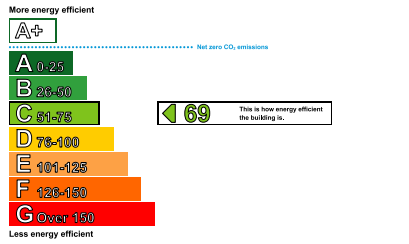
IMPORTANT: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

Energy Performance Certificate HM Government
Non-Domestic Building

Meadway House, 38a Station Road West
OXTED
RH8 9EU
Certificate Reference Number:
0820-0832-9709-4127-7006

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:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Natural Ventilation	22	If newly built
Total useful floor area (m ²):	172	57	If typical of the existing stock
Assessment Level:	3		
Building emission rate (kgCO ₂ /m ² per year):	50.32		
Primary energy use (kWh/m ² per year):	Not available		



THE CURRENT NET INTERNAL AREAS ARE AS FOLLOWS

Office 432 sq ft

Description/Accommodation:

The offices comprise part of the first floor of a two storey building and are completely open plan.

The Tenants have the benefit of a shared kitchen and separate male and female wc's.

The accommodation has the benefit of the following amenities:

- * Overhead fluorescent lighting
- * Central heating
- * CAT V cabling throughout.

Terms:

The accommodation is available to let by way of a new lease on terms to be agreed at a rent of £13,500 per annum. This rent is inclusive of all bills except for telephone, internet and Business Rates and VAT.

Business Rates:

According to the Government website the Rateable Value is £TBC pa. The UBR for 2021/22 is 48.0p in the £. Small Business Relief may apply.

Legal costs:

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

Energy Performance Certificate:

Full information available upon request.

Viewing

For further information, or to arrange an inspection please contact Sole Agents Gildersleve & Payne
David Sutton BA (Hons) Email: davids@gpcommercial.co.uk
or Nick Payne MRICS Email: nickp@gpcommercial.co.uk



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.

Property 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