





Linden House, 34 Crowhurst Mead, Godstone RH9 8BF First & Second Floor Offices

TO LET

## RAYNERS

### **PROPERTY SUMMARY**

- First & second floor Offices / Class 'E' premises
- Total area 2,210 sq.ft (205.3 sq.m)
- Parking on site for up to 12 vehicles
- Located close to Junction 6 of the M25 & Godstone Village
- Full double glazing and carpeting throughout
- New lease available at £37,500 per annum exclusive (subject to contract)

### LOCATION

The property occupies a prominent position facing the roundabout at the junction of Godstone Hill and Oxted Road (A25) and affords easy access on to Junction 6 of the M25. Godstone Village is a short walk away providing a good range of local shops, cafes and pubs.

### **DESCRIPTION**

Attractive modern first and second floor offices / Class "E" space constructed by Linden Homes in 1994. The property is arranged on three storeys providing a useful mix of private and open plan offices. The property benefits from separate male, female and disabled toilets. Air cooling system serving majority of offices. Alarm system, kitchenette on first floor, additional tea station at second floor level. Full double glazing and carpeting throughout.

The net internal floor areas are as follows: -

 First Floor
 1,369 sq.ft
 127.2 sq.m

 Second Floor
 841 sq.ft
 78.1 sq.m

 Total
 2,210 sq.ft
 205.3 sq.m

Outside Parking for up to 12 vehicles

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835 www.raynerscommercial.com • enquiries@raynerscommercial.com

### **TERMS**

The first and second floor offices are available on a new lease for a term to be agreed £37,500 per annum exclusive. **Subject to Contract** 

### VAT

We understand that VAT is applicable to the rent.

### **RATES**

To be assessed. Further enquiries in this respect should be made to Tandridge Council on 01883 722000.

### **COSTS**

Each party is to bear their own legal costs.

### **EPC**

Energy Rating: D (86)

Full information available on request.

For further information or to view please contact

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# RAYNERS

## www.raynerscommercial.com

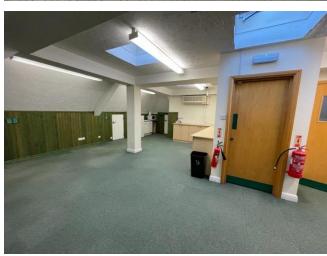












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