



Linden House, 34 Crowhurst
Mead, Godstone RH9 8BF

First & Second Floor
Offices

TO LET

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	

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

Matt Lewis Tel: 01737 222835

Email: matt@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com

or

Our Joint Sole Agents - G & P Property Commercial

Email: info@gpcommercial.co.uk

Tel: 01883 723888



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