








Rear of 6 Godstone Road, Caterham,
Surrey, CR3 6RA

Class E / Office
Premises

TO LET

PROPERTY SUMMARY

-  **Refurbished Class E / office premises**
-  **Excellent town centre location, close to all amenities**
-  **Close to M25 Junction 6 and Caterham Railway Station**
-  **Total net internal area 314 sq.ft (29.2 sq.m)**
-  **Rent £7,000 per annum exclusive**

LOCATION

The premises occupy an excellent location within the centre of Caterham Valley close to a wide selection of shops, restaurants and local amenities.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. There is also a Mainline Railway Station within easy walking distance providing regular services to Croydon and London. There is free parking along Godstone Road and Croydon Road as well as within Church Walk Shopping centre opposite the property.

ACCOMMODATION

The property comprises two interconnecting offices. The premises are accessed via Timber Lane at the rear of Godstone Road. The office will be refurbished to include a new toilet and kitchenette, wall mounted convactor heaters, redecoration and new carpeting. The accommodation and net internal floor areas are as follows:-

Ground floor Office 314 sq.ft (29.17 sq.m)

TERMS

Available to let on a new, full repairing and insuring lease, for a term to be agreed at an initial rent of £7,000 per annum exclusive.

Subject to contract

VAT - All rents and prices are quoted exclusive of VAT, if applicable.

RATES

To be assessed. **We understand the premises may qualify for Small Business Rates Relief. Further enquiries in this regard should be made to Tandridge District Council.**

EPC – To be assessed

LEGAL COSTS - Each party to bear their own costs.

For further information or to view please contact

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