



75b High Street, Godstone,
Surrey, RH9 8DT

Office

TO LET

PROPERTY SUMMARY

- **Attractive office premises ideal for a small business or start up**
- **Excellent village location near Godstone Green, pubs & amenities**
- **Just off A25 and under 1 mile from Junction 6 of M25 / A22**
- **Rent £7,600 per annum exclusive**
- **Total area of 253 sq.ft (23.50 sq.m)**
- **Un-restricted parking available nearby**

LOCATION

A highly attractive village location near Godstone Green and pond. Godstone benefits from a number of independent retailers, a cafe, convenience store as well as several outstanding pubs with restaurant facilities. The office is situated within the Godstone conservation area. Godstone has excellent road connections being located on the A25 within a mile of Junction 6 of the M25 and A22. Godstone Railway station is located 2.5 miles to the South and provides regular routes to Croydon and London.

PROPERTY SUMMARY

This self-contained office provides space for 2-3 people as well as a single toilet and kitchenette. The office benefits from double glazing, carpet tiles, electric radiator heating, multiple power points, security alarm and light storage in the roof void via a hatch access. Un-restricted parking is available close-by.

The accommodation and net internal floor areas are as follows:-

Office	253 sq.ft	(23.50 sq.m)
Attic storage (hatch access only)		

TERMS

The premises are available to let on a new internal repairing and insuring lease, for a term to be agreed, at a rent of £7,600 per annum exclusive.

Subject to contract

RATES

The Valuation Office Agency Web-site describes the property as "Office & Premises" and advises that the Adopted 2017 Rateable Value is £3,350. The current UBR is 49.9 pence in the £. **We understand that the premises currently meets the requirements for business rates exemption, subject to certain conditions.** Further enquiries in this respect should be made to Tandridge Council.

VAT

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

COSTS

Each party to bear their own costs.

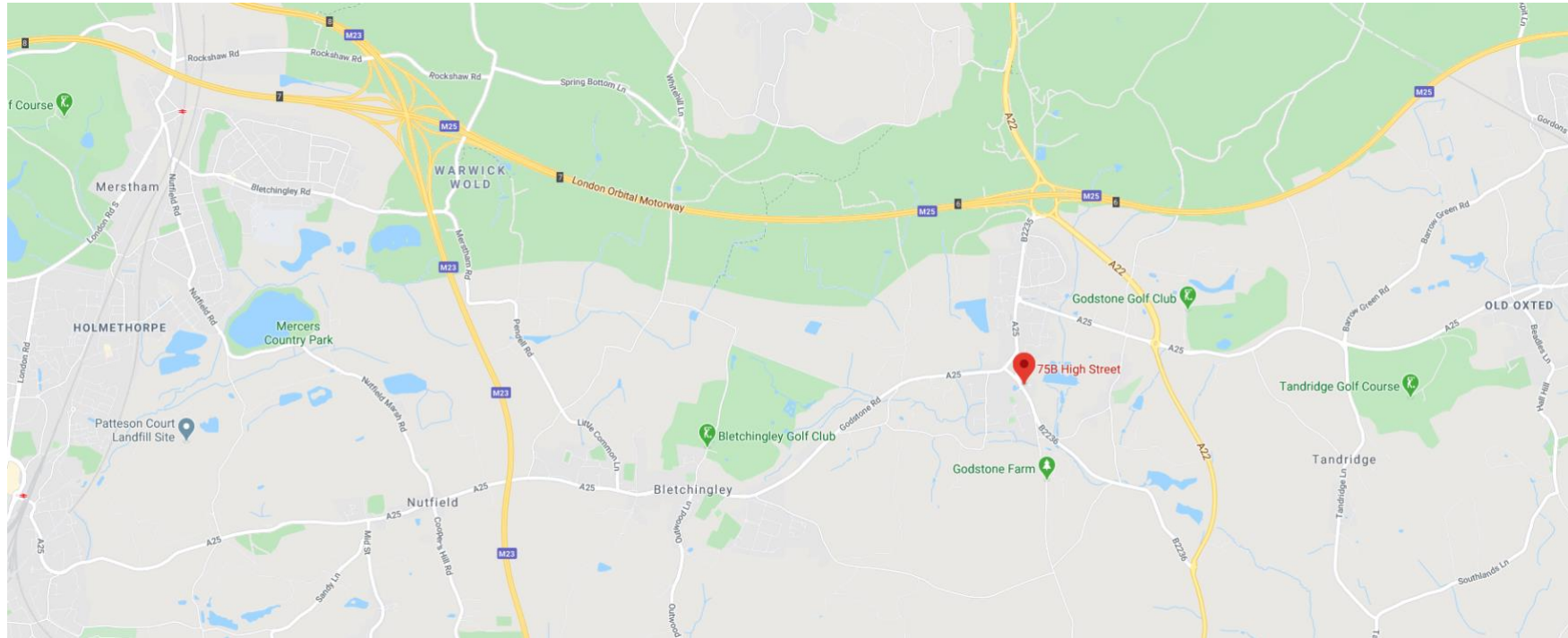
For further information or to view please contact

Alexander Mullett MRICS Tel: 01737 222835

Email: alexander@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



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