

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS  
PROPERTY MANAGERS & BUILDING SURVEYORS

**ATTRACTIVE SELF CONTAINED MODERN OFFICE  
WITH ON SITE CAR PARKING FOR 3 CARS**

**1,028 sq ft (95.5 sq m)**

**TO LET**

**UNIT 4, KATHERINE MEWS, 170 GODSTONE ROAD  
WHYTELEAFE, SURREY, CR3 0HJ**



**LOCATION:**

The premises are situated just off the main Godstone Road (A22) and adjacent to Whyteleafe railway station, together with the village and all its amenities.

Bus services can be found on the Godstone Road providing access to Caterham, Purley and other locations, whilst Junction 6 of the M25 is within 4 miles of the property.

**ACCOMMODATION:**

This attractive office unit was constructed in 2002 and provides light open plan accommodation on ground and first floors.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL. S. LACK BSc FRICS RICHARD G WOODS BSc FRICS  
ASSOCIATE: JERRY C TAYLOR FRICS

Regulated by RICS

**IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF**

**AMENITIES:**

Amenities include:

- Entry phone system
- Electric heating
- Disabled WC
- On site car parking for three vehicles
- Double glazed windows
- Wood veneer floors
- Kitchenette

**LEASE:**

The premises are available on a new full repairing and insuring lease for a period of years to be agreed.

**RENT:**

£22,000 per annum

**RATEABLE VALUE:**

We understand from the Valuation Office website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for the property is £14,000. We would recommend interested parties make their own enquiries.

**EPC:**

An Energy Performance Certificate has been applied for.

**SERVICES:**

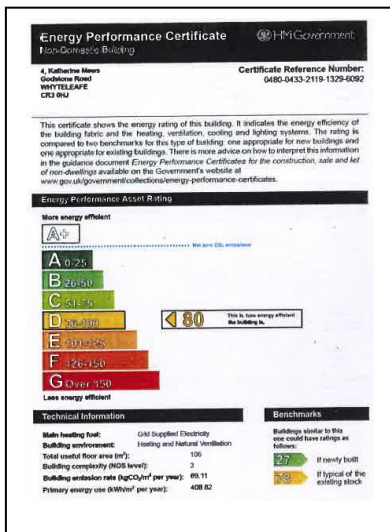
None of the services have been tested and all interested parties should make their own enquiries.

**VAT:**

VAT will be attributable to all figures mentioned.

**LEGAL COSTS:**

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

**Viewing strictly by appointment through joint agents:**

**Jerry Taylor, Stuart Edwards Fullermoon**  
 102-104 High Street, Croydon, CR9 1TN.  
 Tel: 020 8688 8313. Fax: 020 8688 7121.

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 Tel:- 020 8686 4400.

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**SUBJECT TO CONTRACT**  
 (Revised September 2018)

You 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 licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. ([www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk))

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