

TO LET



8 Station Road East, Oxted, Surrey RH8 0BT

TOWN CENTRE OFFICES WITH PARKING

357 – 1,780 sq ft / 33.17 – 165.36 sq m

**Michael
Rogers**

8 Station Road East, Oxted, Surrey RH8 0BT

Town centre offices with parking

Rent | £16.00 per sq ft

Viewing | Michael Rogers LLP **t. 01737 230 739** David Smith **m. 07801 700 656** **e. david.smith@michaelrogers.co.uk**
SHW Property **t. 020 8662 2700** Thomas Tarn **m. 07943 579 296** **e. ttarn@shw.co.uk**
Tom Reed **m. 07868 232 653** **e. tred@shw.co.uk**



LOCATION

The property occupies a prominent location in Oxted town centre. The town delivers a wide range of retailers which include Waitrose and Morrisons together with many independent and national stores. Oxted offers a wide range of restaurants and coffee shops which include Costa, Starbucks and Café Nero.

Parking is available with the first two hours free at the nearby Ellice Road car park.

Oxted station offers train services to East Croydon – 17 minutes, London Bridge – from 33 minutes and London Victoria – 38 minutes. The station is within 3 minutes walking distance of the property.

Road links are excellent with the A25 being 200m from the property which connects directly with Junction 6 of the M25, 3.5 miles away.

DESCRIPTION

8 Station Road East comprises of a purpose-built town centre office building with car parking. The property offers communal kitchen / breakout area and WCs. The building currently offers from 357 sq ft to 1,780 sq ft of office space. There is the possibility of larger spaces being available, full details available upon request. Existing office furniture is available if required. The building provides the administrative offices of Tandridge District Council and other linked services include Surrey County Council.

ACCOMMODATION (Net Internal Areas)

	Sq ft	Sq M
Ground Floor Bungalow	1,746	162.2
Ground Floor Rear	1,780	165.36
1 st Floor Suite 1	357	33.17
1 st Floor Suite 2	630	58.53
1 st Floor Suite 3	664	61.78
TOTAL	5,178	481.04



AMENITIES

- Suspended ceilings
- LED / fluorescent lighting
- Central heating
- Double glazing
- Perimeter trunking
- Carpeted
- Office furniture available
- Communal kitchen / breakout space
- WCs
- Parking

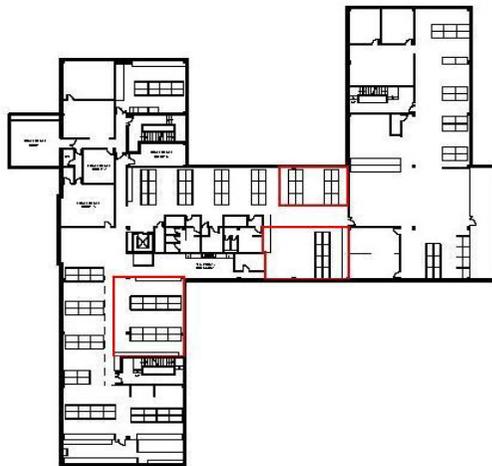
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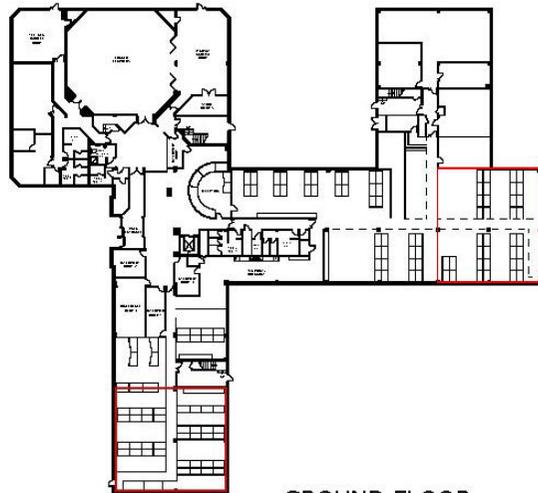
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FIRST FLOOR



GROUND FLOOR

RENT

£16.00 per sq ft

SERVICE CHARGE

A service charge will be levied to cover the upkeep of the common and external elements of the building together with business rates, utilities and buildings insurance.

Circa £15.00 per sq. ft.

RATES

Included in the service charge

ENERGY PERFORMANCE CERTIFICATE (EPC)

Ground Floor: C – 67

1st Floor: D – 90.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party to pay their own legal costs.

ANTI MONEY LAUNDERING

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

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Ground Floor Bungalow



Ground Floor Rear



Ground Floor Kitchen



1st Floor Suite 1



1st Floor



1st Floor

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