



The Old Dairy Brewer Street, Betchingley, Redhill, Surrey, RH1 4QP

Office To Let

£14,500 PER ANNUM
EXCLUSIVE



THE OLD DAIRY BREWER STREET, BLETCHINGLEY, RH1 4QP

- Opportunity to let office space in this well-established business park.
- Available immediately
- Rural Setting
- Secure site with allocated parking
- Finished to a high standard
- Total net internal area of **62.36 sq. m (671 sq. ft.)**.
- Rent **£14,500** per annum exclusive.

Location

Brewer Street Farm Business Park is situated just north of the village of Bletchingley, approximately 1 km (0.6 miles) from the village centre, 6 km (3.7 miles) east of Redhill, 4 km (2.5 miles) west of Godstone and around 16 km (10 miles) south of Croydon.

The site enjoys excellent connectivity, with Junction 6 of the M25 approximately 3 km (2 miles) to the east, Junction 8 of the M23 around 8 km (5 miles) to the west, and the nearby A25 providing convenient east-west access across Surrey and into Kent.



Description & Accommodation

Originally part of Brewer Street Farm, the site has evolved from a traditional agricultural site into a thriving rural business park accommodating a range of office, industrial and specialist commercial occupiers.

The property comprises an open plan ground floor office that benefits from a kitchenette, W.C, carpet throughout, private meeting room and double glazing.

The office has the following net internal floor area:

Ground Floor Area	62.36 sq. m	671 sq. ft
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Terms

The premises are available on a new effectively full repairing and insuring lease at an initial rent of £14,500 per annum exclusive.

Subject to Contract

VAT

The above rental is exclusive of VAT if applicable.

Costs

Each party are to pay their own fees in relation to the transaction.

EPC

The premises has an EPC rating of C (75)

Business Rates

The Valuation Office Agency website describes the premises as 'Business unit & premises with a 2026 rateable value of £11,750.

Service Charge

The office is subject to annual service charge of £986 (plus VAT) for the current financial year.

Viewings

Strictly by appointment with White and Sons:

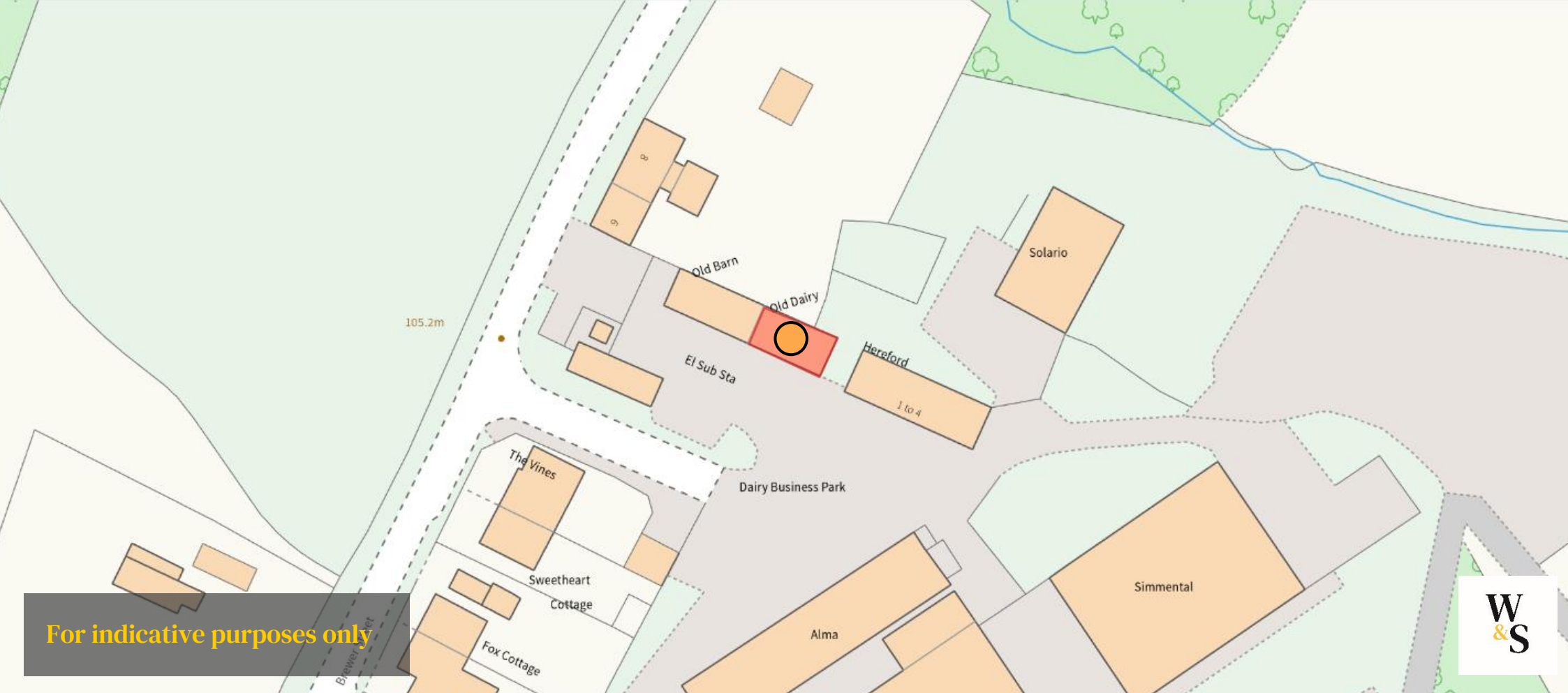
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