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**TO LET**

**TOWN CENTRE OFFICES WITH PARKING**  
**357 - 1,780 SQ FT (33.17 - 165.36 SQ M)**  
**8 Station Road East, Oxted, Surrey, RH8 0BT**

**DESCRIPTION**

8 Station Road East is a purpose-built town centre office building with car parking.

The available space comprises a number of areas around the building from 357 sq ft up to 1,780 sq ft. Larger spaces may be available - please discuss with the agents for further information.

Occupiers will have use of communal kitchen / break out areas and WCs. The existing desks, chairs and other office furniture in situ is available, if required.

The building is the offices of Tandridge District Council and a number of connected parties such as Surrey County Council.

**LOCATION**

8 Station Road East is located prominently in Oxted town centre. Oxted has a wide range of retailers including Waitrose, Morrisons and a number of nationals and independents. There are numerous coffee shops including Starbucks, Costa and Caffe Nero and a wide selection of restaurants. Parking is available at the nearby Ellice Road car park, first 2 hours free.

Oxted Station provides train services to:

- East Croydon: From 17 mins
- London Bridge: From 33 mins
- London Victoria: From 38 mins

The A25 is just 200m from the property and provides excellent road connectivity to the M25 (Jct 6) 3.5 miles away and the likes of Redhill (10 miles) and Sevenoaks (13 miles).

**ACCOMMODATION (APPROX. NET INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Bungalow	1,746	162.2
Ground Floor Rear	1,780	165.36
1st Floor Suite 1	357	33.17
1st Floor Suite 2	630	58.53
1st Floor Suite 3	665	61.78
<b>TOTAL</b>	<b>5,178</b>	<b>481.04</b>

**AMENITIES**

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

**RENT**

£16.00 per sq ft

**RATES**

Included in the service charge

**SERVICE CHARGE**

There will be a service charge levied to cover the upkeep of the common and external elements of building, plus business rates, utilities and buildings insurance.

Est. £15.00 per sq ft.

**VAT**

VAT will be chargeable on the terms quoted.

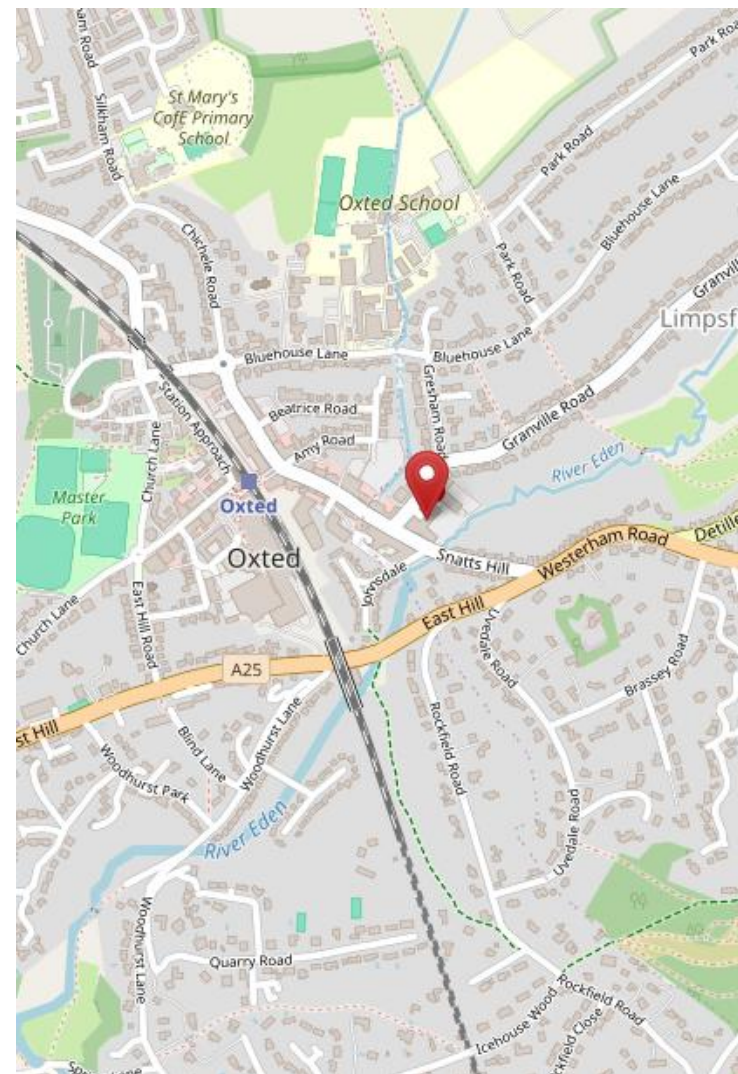
**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

Ground Floor: C-67

1st Floor: D-90



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**VIEWINGS – 020 8662 2700**

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Michael Rogers LLP t: 01737 230 700

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## PHOTOS



Ground Floor Bungalow



Ground Floor Rear



Ground Floor Kitchen



1<sup>st</sup> Floor Suite 1



1<sup>st</sup> Floor



1<sup>st</sup> Floor

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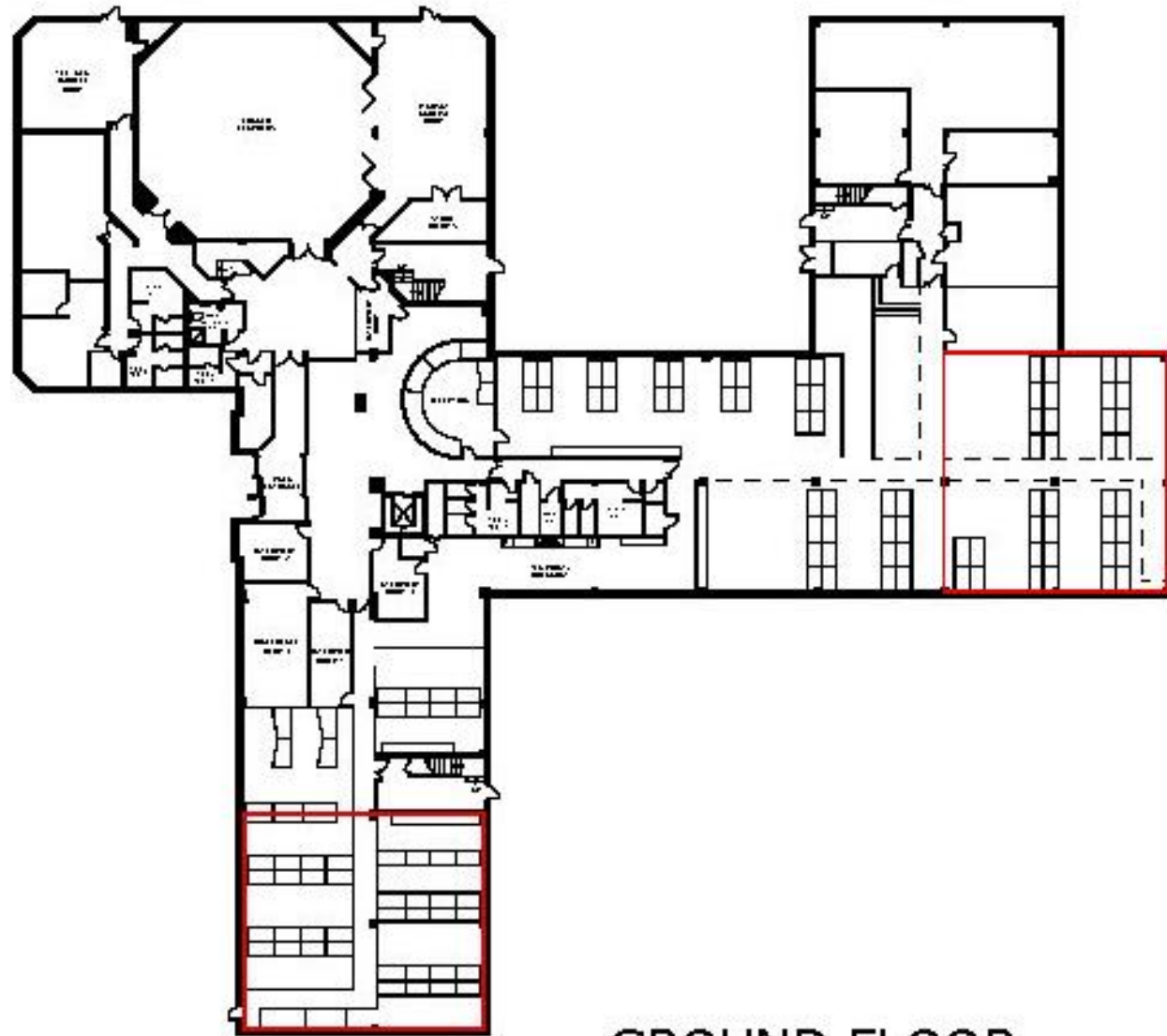


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GROUND FLOOR

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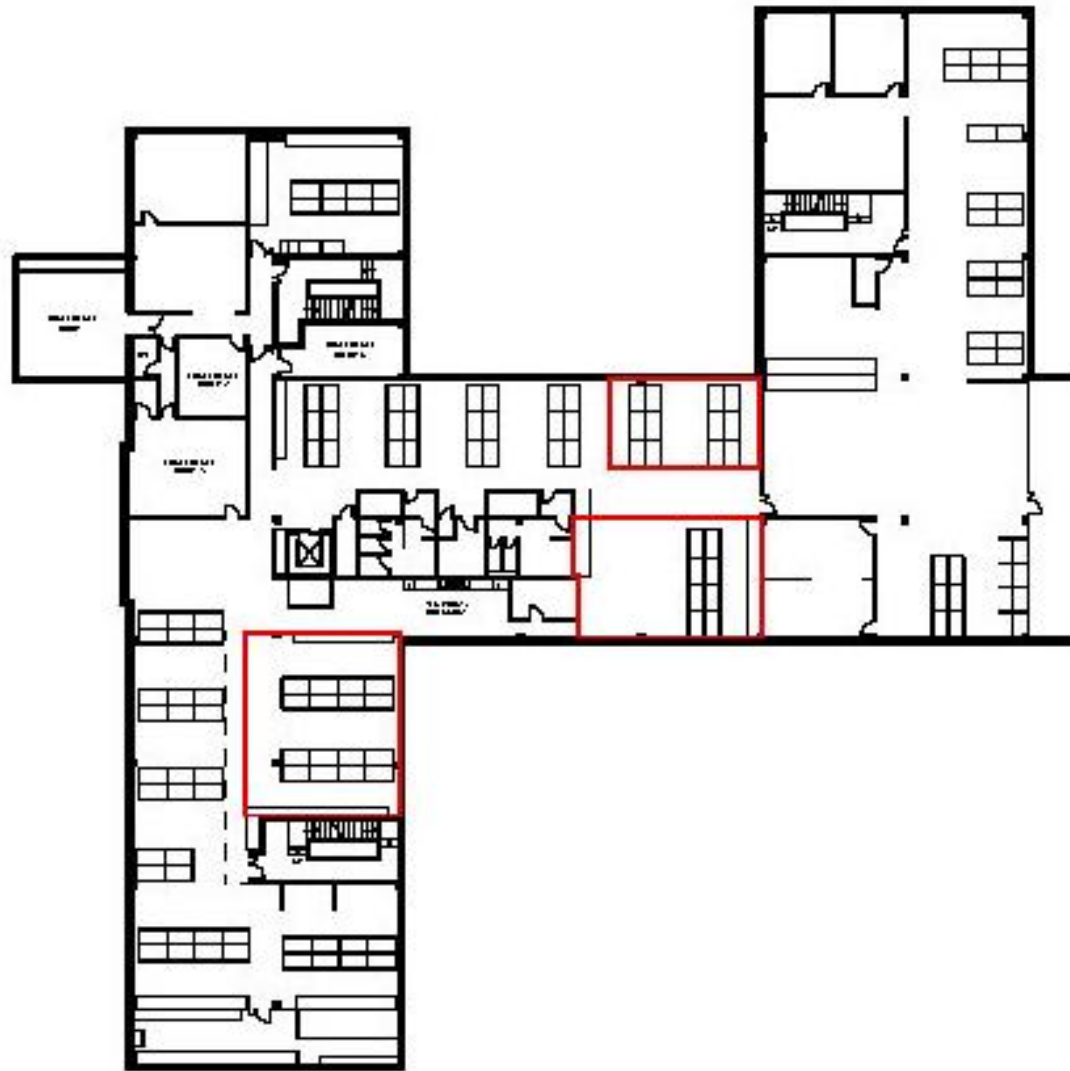
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## FIRST FLOOR

### VIEWINGS – 020 8662 2700

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