



**One Month Rent Free  
Offers Considered**

38a Station Road West, Oxted,  
Surrey, RH8 9EU

First Floor  
Office / Commercial  
Space

**TO LET**

(Due to relocation)

### PROPERTY SUMMARY

- First floor, open plan office suite / Commercial space
- Excellent town centre location
- Close to M25 Junction 6 and Oxted Railway Station
- Total net internal area 435 sq.ft (40.41 sq.m)
- Assignment of existing lease expiring October 2028, or
- New lease potentially available from the landlord
- 1 Month Rent free
- Rent £12,600 per annum (offers Considered)

### LOCATION

The property is located within the commercial centre of Oxted within close walking distance of Oxted Railway Station. Station Road West houses a number of specialist retail units and professional offices together with the main entrance to Oxted Railway Station which has regular services to central London via East Croydon. Tandridge Leisure Centre and Morrisons and Waitrose supermarkets are also close by.

Access to the motorway network is via Junction 6 of the M25 which is roughly 3 miles to the West.

### ACCOMMODATION

The office suite / commercial space comprises part of the first floor of an attractive two storey building and provide light open plan space with central heating and Cat 5 cabling. There is a shared kitchen and separate male and female toilets.

The accommodation has a net internal floor area of 435 sq.ft (40.41 sq.m).

### TERMS

The premises are available by way of an assignment of the existing lease expiring October 2028, at a passing rent of £12,600 per annum. The rent is inclusive of all bills except telephone, internet and business rates.

A new lease may potentially be available direct from the landlord.

#### Subject to contract

**VAT** We understand VAT is applicable to the rent.

### RATES

Small Business Rates Relief may be available. Enquires in this regard should be made to Tandridge District Council.

### EPC

This premises has an EPC Rating of C (75)

### LEGAL COSTS

Each party to bear their own costs.

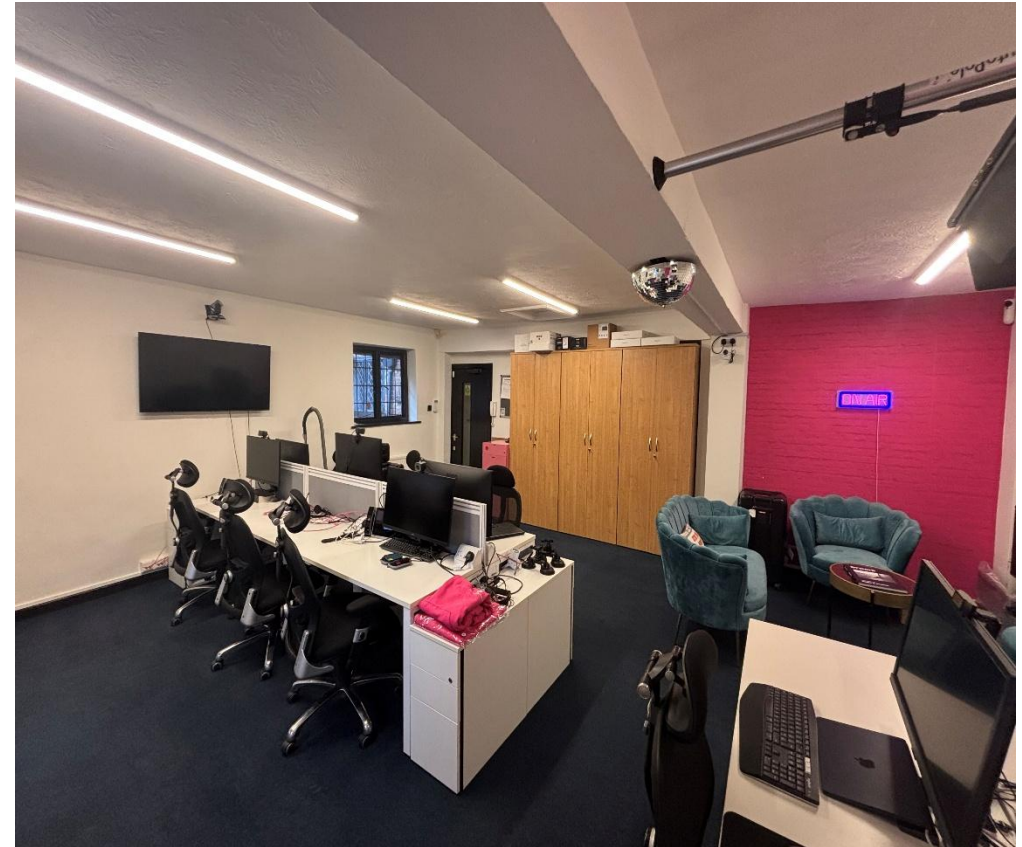
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