RAYNERS COMMERCIAL

www.raynerscommercial.com



Bourne House, 475 Godstone Road, Whyteleafe, CR3 0BL Attractive Serviced Offices

TO LET

RAYNERS COMMERCIAL

PROPERTY SUMMARY

- Highly attractive serviced office suites
- Fitted out to a high specification offering quality IT and Telecoms
- Ideally situated close to Caterham, Whyteleafe, M25 and Railway Stations
- Range of suites available, from 150 sq.ft to 3,000 sq.ft
- **F** Pre-prepared lease and flexible terms provide quick occupation
- **C** On-site parking available

LOCATION

The premises occupy an excellent location on the A22 Godstone Road close to Caterham and Whyteleafe. Both Caterham and Whyteleafe benefit from a wide variety of shops and restaurants as well as their own mainline railway stations providing regular services to East Croydon and London. Whyteleafe South Railway station is less than 500 meters away.

Junction 6 of the M25 is situated minutes away and is less than 20 minutes from Gatwick Airport and 30 minutes from Heathrow.

DESCRIPTION

Bourne House is a prestigious, state of the art serviced office building. The offices have been finished to a high specification with the majority benefitting from large double glazed windows providing excellent natural light. The suites benefit from suspended ceilings with CAT II lighting, stylish modern office furniture, advanced telephone systems, fast broadband connection and heating and air conditioning cassette units. There is also a manned communal reception with attractive visitor seating areas. Further details are available upon request.

ACCOMMODATION & TERMS

There are currently a variety of office suites available which are suitable for start-ups or small to medium sized businesses with between 2 and 50 people. Further details of currently available suites are available upon request.

The office suites are offered **fully inclusive** of rent, business rates, set up costs, broadband, telephone services, cleaning, reception facilities, meeting rooms, office furniture, buildings insurance, post services, lighting, electricity, heating/air conditioning,, security, kitchen & toilet facilities, new garden area, building repairs & maintenance and waste disposal. There is access 24 hours a day, 7 days a week and ample onsite parking available.

Additional clerical services such as typing, photocopying etc are also available subject to an additional charge.

LEGAL COSTS - Each party is to pay their own costs.

For further information or to view please contact:

Chris Richards MRICS Tel: 01737 222835 Email: <u>chris@raynerscommercial.com</u>

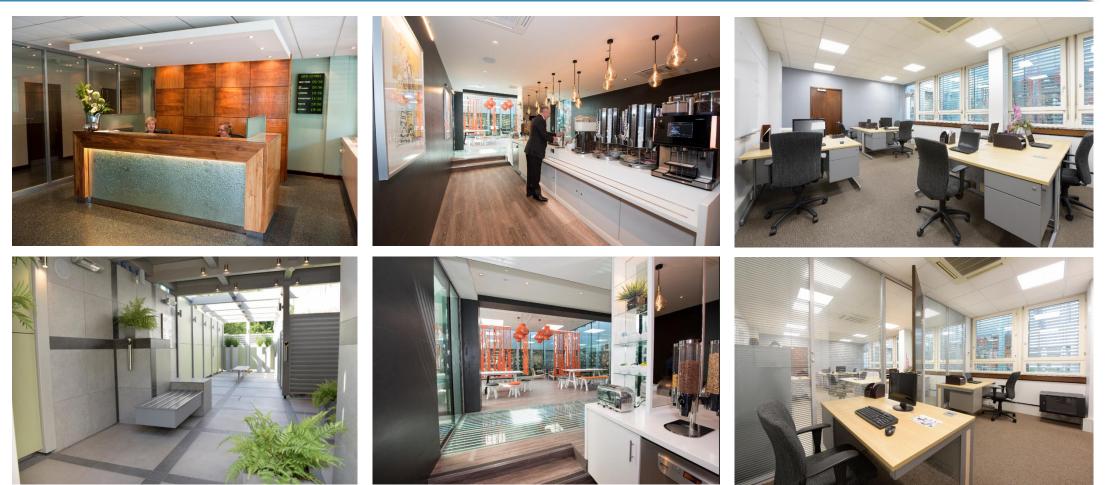
Property Misdescriptions Act 1991

Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition or suitability for their purpose.



RAYNERS COMMERCIAL

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835 www.raynerscommercial.com • enquiries@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK)

