

126 High Street, Godstone RH9 8DX
Flexible Class E Unit

TO LET

White Est. 1817
& Sons



- Attractive ground floor, open plan office in the heart of Godstone village
- Available due to relocation of existing business
- Fitted out to a high standard, benefiting from kitchen and toilet facilities
- Net internal area of 1,033 sq.ft (95.97 sq.m)
- Available for £18,250 per annum exclusive

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The property is located in the heart of Godstone Village which offers good road connections, with junction 6 of the M25 being approximately 0.9 miles distant to the north and the A25 being circa 0.1 mile to the north.

Gatwick Airport is approximately 13.3 miles to the south.

The village of Godstone benefits from a number of independent shops, cafes and restaurants as well as an attractive pond and park.

Description & Accommodation

This ground floor office benefits from an open plan layout, and has recently been refurbished by the owner to a high standard.

The office benefits from a mix of laminate flooring and carpet, LED strip lighting, timber framed windows and exposed beams.

There are shared kitchen and toilet facilities to the rear.

The premises have the following net internal floor areas:

Ground floor	933 sq.ft	284.38 sq.m
Kitchen	70 sq.ft	6.50 sq.m
Total:	1,033 sq.ft	95.97 sq.m

Outside: 1 car parking space

Terms

The premises are available to let on an effective full repairing and insuring lease at an initial rent of £18,250 per annum.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC – Rating of D-88

Business Rates

The Valuation Office Agency describes the premises as 'Offices and premises' with a 2017 rateable value of £27,250, the current UBR is 49.9 pence in the £. Further information relating to the Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

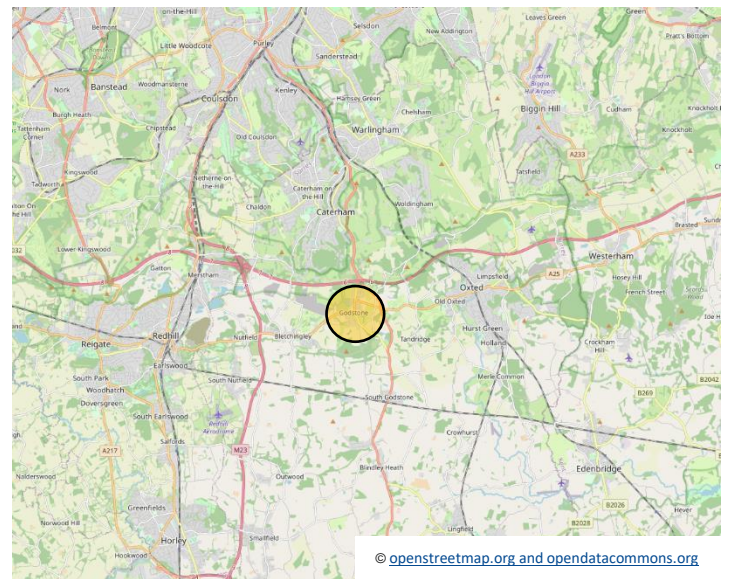
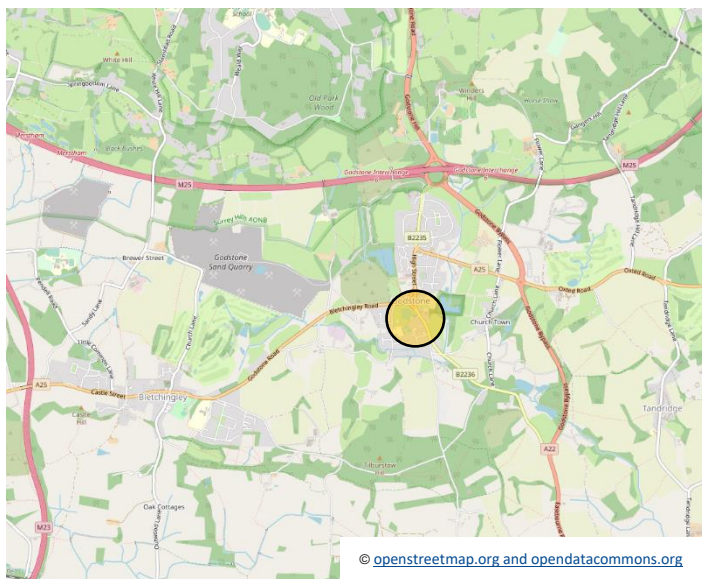
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What3words location: catch.medium.ramp



Commercial Sales & Lettings

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