

CHARTERED SURVEYORS – VALUERS COMMERCIAL & INDUSTRIAL ESTATE AGENTS
PROPERTY MANAGERS & BUILDING SURVEYORS

HIGH QUALITY REFURBISHED SELF CONTAINED OFFICE BUILDING

(with on-site car parking)

FOR SALE FREEHOLD

159A GODSTONE ROAD, WHYTELEAFE, SURREY, CR3 0EH



LOCATION:

The premises are prominently situated on the main A22 close to its junction with Hillbury Road and Whyteleafe Hill.

There are local shopping facilities available, together with excellent bus services on a number of routes serving Caterham, Croydon, South Godstone, East Grinstead.

Upper Warlingham and Whyteleafe railway stations are both within only a few minutes' walk of the premises, serving Purley, East Croydon and the London Termini.

The M25 motorway (Junction 6) is approximately 4 miles from the premises providing excellent access to the motorway network, Gatwick and Heathrow airports.



Covering SOUTH LONDON • KENT • SURREY • SUSSEX

PAUL S. LACK BSc FRICS RICHARD G. WOODS BSc FRICS

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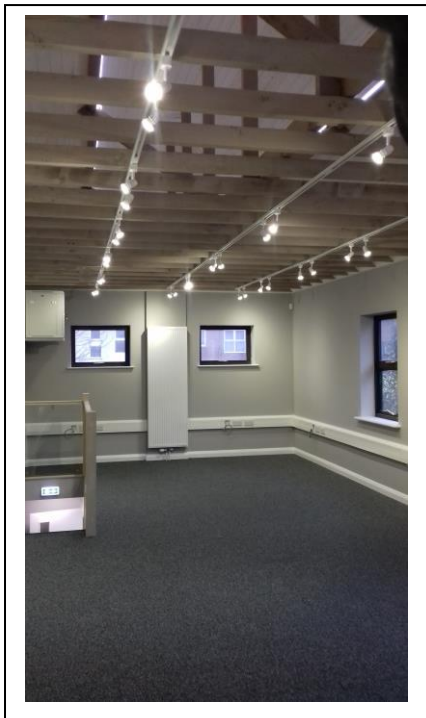
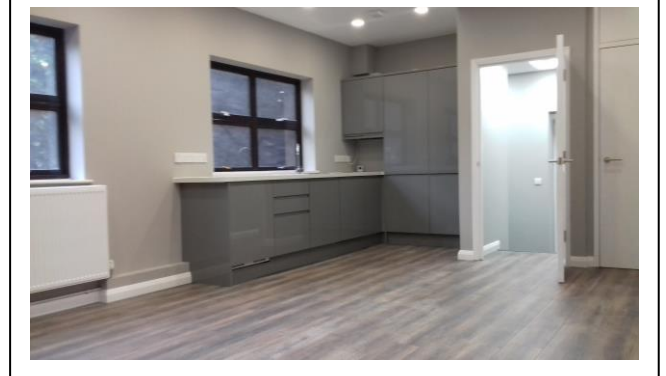
IMPORTANT ATTENTION IS TO THE NOTICE OVERLEAF

ACCOMMODATION:

The accommodation is contained within this attractive self contained building, which has been the subject of an extensive refurbishment creating attractive open plan office areas, finished to an excellent standard.

The accommodation comprises:

Ground floor front office	306 sq ft (28.43 sq m) approx.
Rear office	291 sq ft (27.03 sq m) approx.
First floor studio style office	391 sq ft (36.32 sq m) approx.



NOTICE

Stuart Edwards Fullermoon for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) If for any reason an interested party wishes to rely on any aspect of the particulars or statement at any particular date without further investigation such interested party should seek direct written confirmation from Stuart Edwards Fullermoon.
- (iv) No person in the employment of Stuart Edwards Fullermoon has any authority to make or give any representation or warranty whatever in relation to this property.

AMENITIES:

Amenities include:

- Re-wired throughout with extensive dado trunking with Cat5 wiring together with high mounted power points and adjacent Cat5 wiring points.
- New gas fired central heating with thermostatically controlled radiators throughout.
- Combination of LED lighting, spotlights and inset spotlights.
- Underfloor trunking to part of the accommodation.
- Bi-fold doors to front elevation.
- New male and female WC facilities.
- New fitted kitchenette with integrated dishwasher and refrigerator.
- Carpet tiled throughout with laminate flooring to the rear ground floor office.
- Outside lighting and water tap to rear elevation.
- On-site car parking to the rear with additional car parking available to the front.
- Redecorated to a high standard throughout and ready for immediate occupation.

PRICE:

Offers being sought in excess of £460,000 for our client's freehold interest.

RATEABLE VALUE:

We understand from enquiries made of the Valuation Office website (www.voa.gov.uk) that the rateable value for the premises is £14,250.

Interested parties may be eligible for some Small Business Relief and should make their own enquiries.

SERVICES:

None of the services have been tested and all interested parties should make their own enquiries.

VAT:

The figures quoted are exclusive of VAT if applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing strictly by appointment through sole agents:

Jerry Taylor, Stuart Edwards Fullermoon
102-104 High Street, Croydon, CR9 1TN.
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SUBJECT TO CONTRACT

(February 2019)

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. (www.commercialleasecodeew.co.uk)