



**Great Nordic House, 204 Godstone
Road, Caterham, Surrey, CR3 6RD**

**Offices / Class E
premises with Parking**

TO LET

PROPERTY SUMMARY

- **Modern offices / Class E building with good parking**
- **Situated just off A22 Godstone Road and close to M25**
- **To be refurbished**
- **Total area 3,239 sq.ft (301 sq.m) over 3 floors**
- **Immediately available**
- **12 parking spaces**
- **Rent - £60,000 per annum exclusive + VAT (subject to contract)**

LOCATION

Caterham is an affluent commuter town situated in East Surrey, providing a wide range of amenities, retail and restaurant options.

The premises are situated just off the A22 Godstone Road, with Caterham town centre a short walk away.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. The M23 and Junction 7 of the M25 is also close-by at Merstham. There is a Mainline Railway Station (Zone 6) in Caterham Valley providing regular services to Croydon and Central London.



DESCRIPTION

Self-contained Office / Class E property with parking.

The premises comprise a substantial, detached modern office building of brick construction with a number of attractive architectural features. The accommodation is arranged across three floors to provide a mixture of open plan and individual offices.

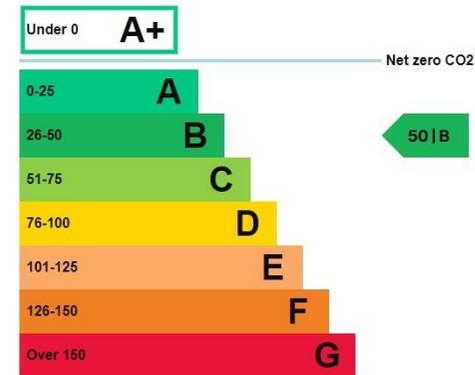
The property benefits from gas fired central heating and air conditioning cassettes throughout, a 6 person passenger lift, door entry security system, double glazed windows, separate male and female toilets, shower-room, kitchen and a private car park, providing 12 car parking spaces and metal security gate.

RATES

The Valuation Office Agency website describes the property as “Offices & Premises” and advises that the Adopted 2023 Rateable Value is £44,000. The current UBR for 2024/25 is 49.9 pence in the £. Further enquiries to Reigate & Banstead Council on 01737 276000.

EPC

This property has the following EPC rating expiring 11 March 2033:



ACCOMMODATION

The property provides the following net internal floor areas:

Accommodation	Sq Ft	Sq M
Ground Floor	1,037	96.34
First Floor	1,101	102.29
Second Floor	1,101	102.29
TOTAL	3,239	300.92
Outside	12 Parking Spaces	

TERMS

The building is available to let on a new lease for a term to be agreed on full repairing and insuring terms at a rent of £60,000 per annum exclusive.

VAT

VAT is applicable to the rent.

LEGAL COSTS

Each party is to bear their own costs.

CONTACT

For further information or to arrange a viewing, please contact:

Joe Yorke Bsc Hons Tel: 01737 222835

Email: joe@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@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, employees, 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) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.