

Posterngate Farm, Hart's Lane,
South Godstone, Surrey RH9 8EL

Office / Class E
Unit

TO LET

PROPERTY SUMMARY

- Ground Floor Office / Class E space
- Total area 1,957 sq.ft (181.81 sq.m)
- Easy access to A22 / M25 (Junction 6)
- Ample on-site parking
- Attractive rural location with countryside views
- Rent £31,500 per annum exclusive
- Further on-site Storage also potentially available

LOCATION

Posterngate Farm is situated on the corner of Eastbourne Road (A22) and Hart's Lane. Godstone is 2 miles to the North and East Grinstead 7 miles to the South. The nearest railway station is at South Godstone (Tonbridge / Guildford line) with Redhill Station providing fast links to London and Gatwick. Junction 6 of the M25 is close by at Godstone.

DESCRIPTION

This attractive, converted barn provides good quality, largely open plan ground floor offices / Class E space with central heating, suspended ceilings, Cat II lighting, ample perimeter sockets, carpet tiles, kitchen and toilets together with ample on-site parking. The offices are currently divided by a central wall with openings. There are also a number of light partition walls which could be altered to suit occupier's needs. The net internal floor areas are as follows:-

• Right hand area	1,219 sq.ft	113.25 sq.m
• Left hand area	<u>738 sq.ft</u>	<u>68.56 sq.m</u>
Total	1,957 sq.ft	181.81 sq.m

TERMS

The premises are available to let for a term to be agreed, on a new internal repairing and insuring lease at an initial rent of £31,500 per annum exclusive.

Subject to Contract

VAT

We understand that VAT **is not** applicable to the above rent.

RATES

The Valuation Office Agency Website lists the property as "Business Unit & Premises" and advises that the 2023 Rateable Value is £22,750. The current UBR is 49.9 pence in the £.

EPC

This property has an EPC Rating of D (81).

LEGAL COSTS

Each party is to bear their own legal costs.

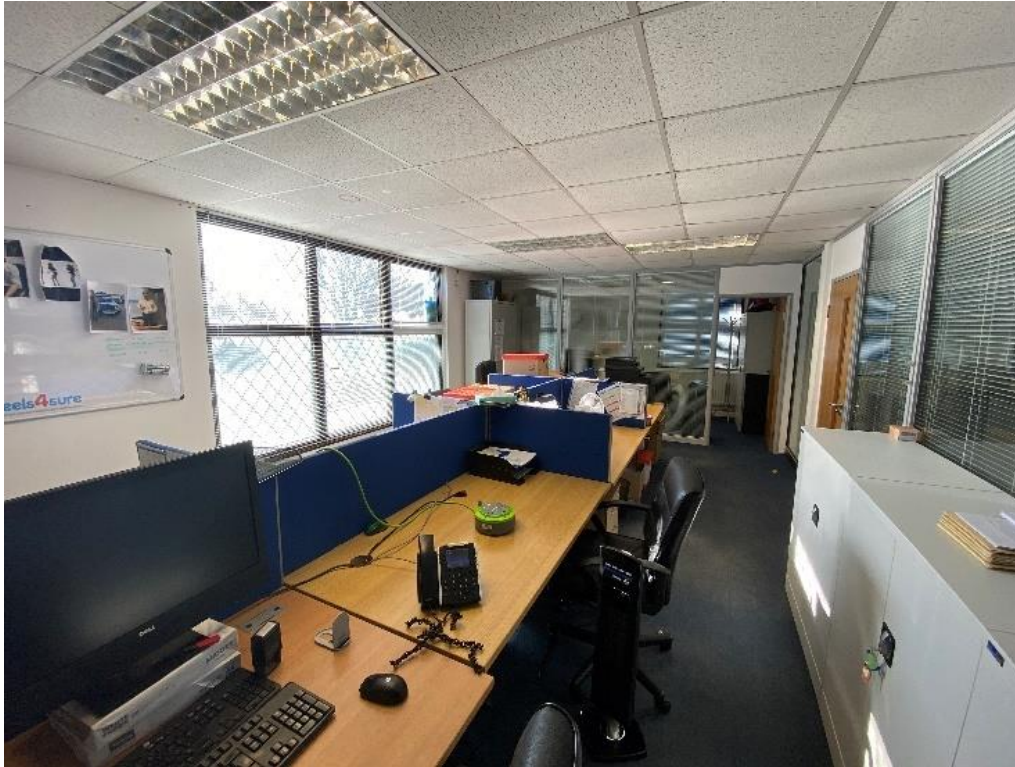
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