



**3 MONTHS RENT FREE**



2 Glebe Road, Warlingham, CR6 9NJ

OFFICES

TO LET

## PROPERTY SUMMARY

- Ground floor offices to let within Estate Agents
- Separate entrance and window fronting onto Glebe Road
- Would suit financial services, surveyors or other professional services
- Shared kitchen and toilet
- 3 Months' Rent Free
- Excellent road and rail connections
- Two adjoining offices totalling 184 sq.ft
- Warlingham Town Centre close to restaurants & shops
- Rent inclusive of premises costs other than Wi-Fi and telephone/broadband
- 1 Parking space included
- Rent of £595 per month

## LOCATION

The premises occupy a convenient location on the corner of Limpsfield Road and Glebe Road, fronting the popular and attractive Warlingham Green triangle which has a good selection of shops, pubs and restaurants. Warlingham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Upper Warlingham Railway Station is close by providing regular services to Croydon and London.

## PROPERTY SUMMARY

Two adjoining ground floor modern offices within an Estate Agents. The offices benefit from a separate entrance and the window fronting Glebe Road along with gas fired central heating, wood effect flooring, good decorations and natural light. The two offices are self-contained with a shared kitchen and toilet on the first floor.

The offices also benefit from a covered parking space.

## ACCOMODATION & TERMS

The offices are immediately available on a new lease for a term to be agreed as follows. The rent is inclusive of premises costs including utilities, building maintenance and insurance, separate entrance and window and 1 parking space. Excludes Wi-Fi and telephone/broadband services.

|         |           |              |                  |
|---------|-----------|--------------|------------------|
| Offices | 184 sq.ft | (17.09 sq.m) | £7,140 per annum |
|---------|-----------|--------------|------------------|

**Subject to Contract.**

## VAT

VAT is applicable to the rent.

## EPC

This property has an EPC Rating of C (74).

## COSTS

Each party to bear their own costs.

**For further information or to view please contact**

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