



2 Glebe Road, Warlingham, CR6 9NJ

OFFICES

TO LET

## PROPERTY SUMMARY

- Ground floor offices to let within Estate Agents
- Would suit financial services, surveyors or other professional services
- Shared kitchen and toilet
- Excellent road and rail connections
- Two adjoining offices totalling 184 sq.ft
- Rent inclusive of outgoings with option to include telephone, internet, printing
- Warlingham Town Centre close to restaurants & shops
- Parking space
- All inclusive rent £650 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 gas fired central heating, wood effect flooring, good decorations and natural light. The two offices are self-contained although have shared use of a large and well-equipped modern kitchen on the ground floor and a 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 Business Rates, Gas and Electricity, Telecoms, Cleaning and Broadband with the option to include Printing.

Offices	184 sq.ft	(17.09 sq.m)	£7,800 per annum
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**Subject to Contract.**

**VAT** All prices are exclusive of VAT, If applicable.

## 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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