






22D High Street, Caterham On  
The Hill, CR3 5UA

WAREHOUSE /  
WORKSHOP & OFFICE /  
CLASS E

**TO LET**

## PROPERTY SUMMARY

-  **Two Storey Warehouse / Workshop & Offices (Class E)**
-  **Loading area and parking to front**
-  **Total area 1791 sq.ft (166.4 sq.m)**
-  **New lease available**
-  **Rent £25,000 per annum exclusive**

## LOCATION

The property is located in a convenient location to the rear of the High Street Caterham-on-the-Hill town centre. Access to the property is via a private service road from Park Road.

Caterham benefits from good road connections with junction 6 of the M25 close-by at Godstone and Junction 7 at Merstham. There is also a Mainline Railway Station less than 1 mile away in Caterham Valley providing regular services to Croydon and London.

## DESCRIPTION & ACCOMODATION

A largely detached, self-contained two storey warehouse / workshop and office building. The premises are currently arranged to provide warehouse storage on the ground floor with open plan offices, storage, kitchenette and toilets on the first floor. The first floor benefits from modern double glazing, suspended ceiling with LED lighting, carpeting and gas central heating. The ground floor warehouse benefits from a metal roller shutter loading door and a forklift charging point.

The accommodation and net internal floor areas are as follows:-

<b>Ground Floor Warehouse</b>	910 sq.ft	84.5 sq.m
<b>First Floor offices</b>	881 sq.ft	81.9 sq.m
<b>Total</b>	1791 sq.ft	166.4 sq.m
<b>Outside</b>	Yard and parking to the front	

## TERMS

The premises are available to let on a new full repairing and insuring lease, for a term to be agreed, at a rent of £25,000 per annum exclusive.

### Subject to contract

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

## RATES

The Valuation Office Agency Website describes the property as “Workshop & Premises” and advises that the 2023 Rateable Value is £14,750. The current UBR is 49.9 pence in the £. We understand that the premises may qualify for Small Business Rates Relief. Further enquiries in this respect should be made to Tandridge District Council.

## LEGAL COSTS

Each party is to bear their own legal costs

## EPC

D (98)

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

**Joe Yorke Bsc Hons Tel: 01737 222835**

**Email: [joe@raynerscommercial.com](mailto:joe@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**

**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**



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