

**Unit 2, Seven House, Town End,  
Caterham-on-the-Hill, CR3 5UG**

**Class E / Storage /  
Workshop**

**TO LET**



## PROPERTY SUMMARY

- Class E Storage / Workshop
- Total area 518 sq.ft (48.12 sq.m)
- Easy access to A22 / M25 (Junction 6) & Gatwick Airport
- On Site parking
- Secure unit with own WC
- Rent £8,000 per annum
- Available on a new lease

## LOCATION

The premises occupy a convenient location just off Town End at the northern end of Caterham High Street and close to the Raglan Shopping Centre. Caterham on the Hill benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Access to the M23 & M25 is also available close-by at Merstham and Godstone. There is also a Mainline Railway Station within Caterham Valley providing regular services to Croydon and London.

The adjoining Council Car Park allows free parking for up to three hours.

## PROPERTY SUMMARY

Ground floor, mid-terraced Class E storage / workshop unit.

The property has a solid floor, block walls and fluorescent strip lighting. It benefits from its own toilet and one parking space. The loading door has been boarded over internally but could be reinstated. The gross internal area is as follows:-

- Ground Floor 518 sq.ft (48.12 sq.m)
- Outside 1 parking space

## TERMS

The premises are available to let on a new lease, for a term to be agreed, at an initial rent of £8,000 per annum exclusive.

**Subject to contract**

## BUSINESS RATES

To be assessed.

## Service Charge

A service charge is payable in respect to the estate

## VAT

VAT is applicable to the rent

## EPC

This property has an EPC Rating of C (62).

## COSTS

Each party to bear their own costs.

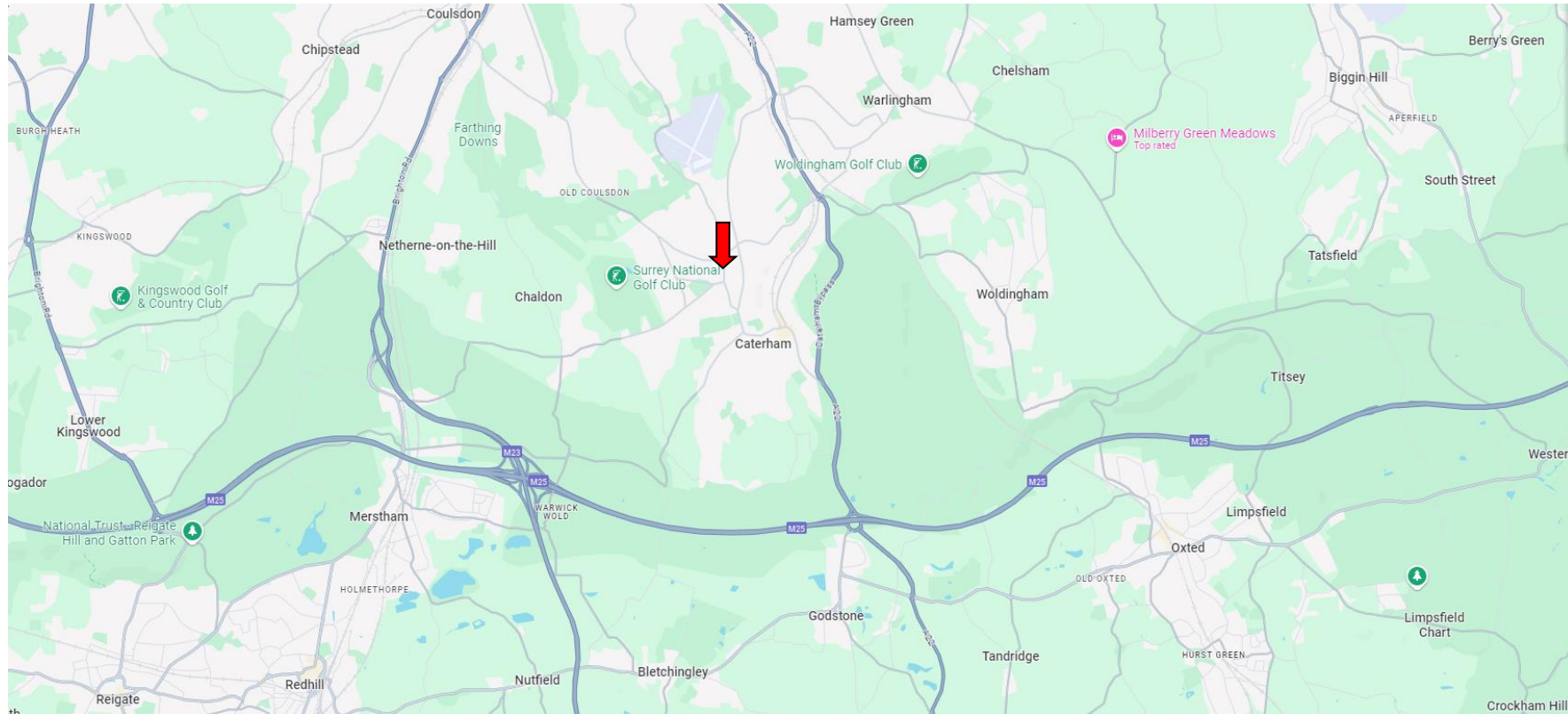
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