



Up to 3 Months' Rent Free Available

21 Timber Lane, Caterham,
Surrey, CR3 6LZ

First Floor Offices /
Class 'E' Premises

TO LET

PROPERTY SUMMARY

- Attractive first floor Offices / Class 'E' premises
- Total area 1,383 sq.ft (128.49 sq.m)
- Parking for up to 5 vehicles
- Good location close to the centre of Caterham
- Caterham train station within easy walking distance
- Rent £19,950 per annum although sensible offers invited
- Up to 3 months rent free available

LOCATION

The premises occupy a very central location within the town, close to Caterham Railway Station, Waitrose Supermarket and Church Walk Shopping Centre. Caterham benefits from good road connections with Junction 6 of the M25 close-by at Godstone. Caterham Railway Station is within easy walking distance providing regular services to East Croydon and Central London.

DESCRIPTION

Attractive offices / Class "E" space with plenty of character including exposed beams and brickwork. The accommodation is arranged over the first floor and is currently configured to provide four offices, a meeting room, store, kitchen and separate male and female toilets. The property benefits from double glazing, gas fired central heating, modern kitchen and toilet fittings.

The net internal floor areas are as follows: -

Accommodation	Sq Ft	Sq M
Offices	1305	121.24
Kitchen	78	7.25
TOTAL	1383	128.49
Outside	Parking for up to 5 cars	

TERMS

The property is available to let on a new, full repairing and insuring lease at £19,950 per annum although sensible offers will be considered.

Subject to Contract

VAT

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

RATES

The Valuation Office Agency website describes the property as "Office & Premises" and advises that the Adopted 2026 Rateable Value is £19,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Tandridge Council on 01883 722000.

COSTS

Each party is to bear their own legal costs.

EPC

This property has an EPC rating of D (83)

For further information or to view please contact

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com



DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd.

The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.