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Up to 3 Months' Rent Free Available

21 Timber Lane, Caterham, Surrey, CR3 6LZ

First Floor Offices / Class 'E' Premises

TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
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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

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