

5a Station Avenue, Caterham, Surrey CR3 6LB  
Flexible Class E Unit

**TO LET**

**White** Est. 1817  
**& Sons**



- A well-positioned first and second floor flexible Class E unit
- Caterham Train Station is less than 200 ft away
- Fitted out to a good standard and benefits from toilet and kitchen facilities
- Accommodation extends to 1,501 sq.ft (138.94 sq.m)
- Available for £17,250 per annum exclusive

Suite A, South House, 21-37 South Street, Dorking, Surrey RH4 2JZ | 01306 743344 | [www.whiteandsons.co.uk](http://www.whiteandsons.co.uk)



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## Location

The premises are located close to the centre of Caterham and benefit from good road and rail connections with Junction 6 of the M25 located approximately 1.8 miles to the south and Caterham Train Station less than 200 feet to the west, providing regular services to East Croydon.

Caterham is a prosperous, affluent town with a large number of restaurants, bars, pubs and shops including a good mix of national and independent retailers.

## Description & Accommodation

The property is accessed via its own entrance and is arranged over two floors benefiting from central heating via radiators, carpeting and wood effect laminate flooring throughout and double glazed UPVC windows.

The first floor comprises a largely open space that could be divided, if required. The kitchen and toilet facilities are located at the rear of the first floor.

The second floor is split into two separate rooms.

The premises have the following gross internal floor areas:

First floor	1,083 sq.ft	100.61 sq.m
Second floor	<u>418 sq.ft</u>	<u>38.33 sq.m</u>
Total:	1,501 sq.ft	138.94 sq.m

## Terms

The premises are available to let on a new, effective full repairing and insuring lease at a rent of £17,250 per annum exclusive.

## Subject to Contract

**VAT** - The above rents are quoted exclusive of VAT if applicable.

**Costs** - Each party are to pay their own fees in relation to the new lease.

## EPC – D (83)

## Business Rates

The Valuation Office Agency describes the first floor as 'Offices and Premises', with a 2018 Rateable Value of £11,500 the current UBR is 49.9 pence in the £.

The Valuation Office Agency describes the second floor as 'Offices and Premises', with a 2018 Rateable Value of £3,300, the current UBR is 49.9 pence in the £.

## Viewings

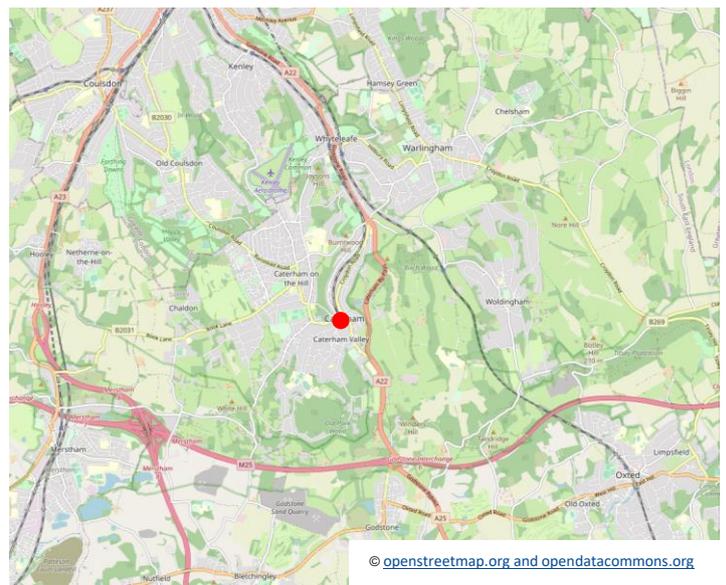
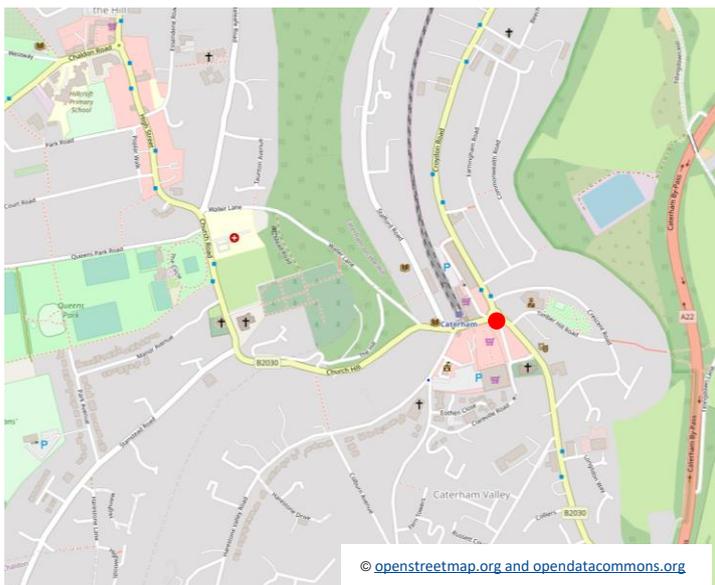
Strictly by appointment with White and Sons:

**Alexander Mullett** - Tel: 01306 743344

Email: [alexander.mullett@whiteandsons.co.uk](mailto:alexander.mullett@whiteandsons.co.uk)

**Tom Dadswell** – Tel: 01306 743344

Email: [tom.dadswell@whiteandsons.co.uk](mailto:tom.dadswell@whiteandsons.co.uk)



### Commercial Sales & Lettings

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