



The DBLS Partnership LLP

Office Rooms To Let

CHARTERED SURVEYORS – COMMERCIAL AGENTS – PROPERTY MANAGERS

Office Rooms at Hamlyn House

Beadles Lane

Old Oxted RH8 9JJ



Individual office rooms to let ranging in size
from 85 sq ft to 217 sq ft
(see over for current availability)

EPC: E

**Offices 1 & 4 available: From
£410 pcm, inclusive**

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Company Registration No: OC442715



LOCATION

An attractive period building converted to individual office suites with frontage to the historic High Street in Old Oxted. The property is close to numerous pubs and is only five minutes from Oxted town centre and train station. **Please note – there is a development site to the rear and site traffic and associated movements might cause some temporary inconveniences to tenants in Hamlyn House.**

PREMISES

A period building of individual office rooms with shared toilet and kitchen facilities and double glazed windows.

ACCOMMODATION

Office suites are fully carpeted and ready for immediate occupation. Net internal floor areas:

Ground Floor			STATUS	RENT PM
Office 1:	13.00 sq m	(140 sq ft)	Available	£410
Office 2:	9.10 sq m	(98 sq ft)	Let	Let
Office 3:	10.68 sq m	(115 sq ft)	Let	Let
Office 4:	17.55 sq m	(189 sq ft)	Available	£575
First Floor				
Office 5:	7.89 sq m	(85 sq ft)	Let	Let
Office 6:	16.44 sq m	(177 sq ft)	Let	Let
Office 7:	15.05 sq m	(162 sq ft)	Let	Let
Office 8:	13.00 sq m	(140 sq ft)	Let	Let
Second Floor				
Office 9:	20.16 sq m	(217 sq ft)	Let	Let
Office 10:	10.21 sq m	(110 sq ft)	Let	Let
Office 11:	15.42 sq m	(166 sq ft)	Let	Let

TERMS

Available on licence agreements, subject to satisfactory references and deposit equal to 6 weeks rent. Heating, business rates and insurance is included in the rent. However, tenants are responsible for their own telephone/internet costs.

VAT

Not applicable.

COSTS

The ingoing Tenant to pay a non-refundable document fee of £300 plus VAT for the Licence Agreement.



ENERGY PERFORMANCE CERTIFICATE



VIEWING

strictly by prior appointment with DBLS.

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