

Office Rooms To Let CHARTERED SURVEYORS - COMMERCIAL AGENTS - PROPERTY MANAGERS

# <u>Office Rooms at Hamlyn House</u>

**Beadles Lane** Old Oxted RH8 9]]



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

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

Daniel Berrisford, Partner DIP SURV MRICS Mob/WhatsApp: 07799 714990 Email: dan@dblspartnership.com





### The DBLS Partnership LLP

# Office Rooms To Let

CHARTERED SURVEYORS - COMMERCIAL AGENTS - PROPERTY MANAGERS

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

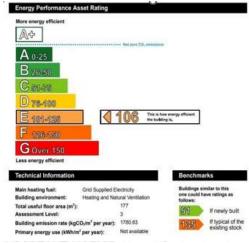
Not applicable.

#### 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.

**IMPORTANT NOTICE:** DBLS, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and DBLS have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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