



**Great Nordic House, 204 Godstone
Road, Caterham, Surrey, CR3 6RD**

**Freehold Office / Potential
Development Opportunity**

FOR SALE

PROPERTY SUMMARY

- Freehold Class E / office
- Modern offices with good parking
- Situated just off A22 Godstone Road and close to M25
- Vacant possession from 25 May 2024
- Potential for residential conversion (subject to relevant consents)
- Freehold price – Offers over £800,000 + VAT (subject to contract)

LOCATION

Caterham is an affluent commuter town situated in East Surrey, providing a wide range of amenities, retail and restaurant options.

The premises are situated just off the A22 Godstone Road, with Caterham town centre a short walk away.

Caterham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. The M23 and Junction 7 of the M25 is also close-by at Merstham. There is a Mainline Railway Station (Zone 6) in Caterham Valley providing regular services to Croydon and Central London.



DESCRIPTION

An attractive freehold / Class E property with parking.

The premises comprise a substantial, detached modern office building of brick construction with a number of attractive architectural features. The accommodation is arranged across three floors to provide a mixture of open plan and individual offices.

The property benefits from gas fired central heating and air conditioning cassettes throughout, a 6 person passenger lift, door entry security system, double glazed windows and a private car park, providing 12 car parking spaces and metal security gate.

POTENTIAL

The property is considered to have good potential for residential conversion / development, subject to obtaining all necessary planning consents. Further enquiries should be made to Tandridge District Council.

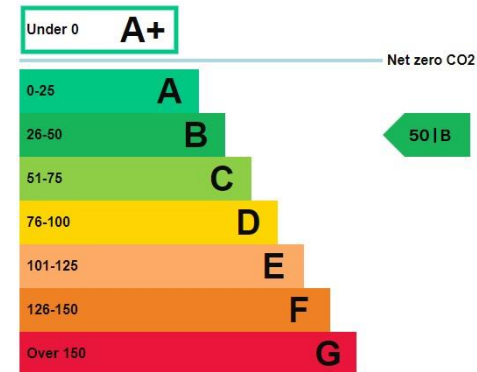
TENURE & TENANCY

The property is to be sold freehold.

The property is currently let to Marie Curie who have exercised their break option with is effective 25 May 2024. Marie Curie occupy the premises on a full repairing and insuring lease, subject to a photographic Schedule of Condition. The current rent passing is £42,500 per annum.

EPC

This property has the following EPC rating expiring 11 March 2033:



ACCOMMODATION

The property provides the following net internal floor areas:

| Accommodation | Sq Ft | Sq M |
|---------------|-------------------|---------------|
| Ground Floor | 1,037 | 96.34 |
| First Floor | 1,101 | 102.29 |
| Second Floor | 1,101 | 102.29 |
| TOTAL | 3,239 | 300.92 |
| Outside | 12 Parking Spaces | |

SALE PRICE

We are instructed to seek offers over **£800,000** for the freehold, subject to contract.

VAT

VAT is applicable to the sale price.

LEGAL COSTS

Each party is to bear their own costs.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

CONTACT

For further information or to arrange a viewing, please contact:

Jamie Christian MRICS Tel: 01737 222835

Email: jamie@raynerscommercial.com

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.