



**OFFICE - FOR SALE**

**HS** HUGGINS STUART  
**E** EDWARDS

159A Godstone Road, Whyteleafe, Surrey CR3 0EH  
FREEHOLD £425,000

# 159A Godstone Road, Whyteleafe, CR3 0EH FOR SALE

Approx. 988 sqft (91.78 sqm)

## DESCRIPTION

Attractive self-contained building, which has been the subject of an extensive refurbishment creating attractive open plan office areas, finished to an excellent standard. The property benefits from being re-wired throughout, new gas fired central heating, combination of LED lighting, Bi-fold doors, new Male and Female WC, new kitchenette, and on-site car parking.

Ground	306 sqft	28.43 sqm
Rear Office	291 sqft	27.03 sqm
First Floor	391 sqft	36.32 sqm
TOTAL	988 sqft	91.78 sqm

## PRICE

£425,000

## RATES

Rateable value: £14,250

Non-domestic uniform rates payable at 49.9p in the £ (2021/22).

## LOCATION

Prominently situated on the main A22 close to its junction with Hillbury Road and Whyteleafe Hill.

There are local shopping facilities available, together with excellent bus services on a number of routes serving Caterham, Croydon, South Godstone, East Grinstead.

Upper Warlingham and Whyteleafe railway stations are both within only a few minutes' walk of the premises, serving Purley, East Croydon and the London Termini.

The M25 motorway (Junction 6) is approximately 4 miles from the premises providing excellent access to the motorway network, Gatwick, and Heathrow airports.

## LEGAL COSTS

Each party to bear their own legal costs.

## USE

Class E

## VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

## CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN

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## DATE

May 2021

## FOLIO NUMBER

30000(CL)

## SUBJECT TO CONTRACT

**Important: See Disclaimer Notice to the Right.**



# HUGGINS STUART EDWARDS

## COMMERCIAL ESTATE AGENTS PROPERTY CONSULTANTS

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