



**OFFICES WITH PARKING TO LET**

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

34 Westway Caterham Surrey CR3 5TP  
£26,000 PAX

34 Westway Caterham, Surrey, CR3 5TP

## TO LET

Approx 1,667 sqft (154.87 sqm)

### DESCRIPTION

Attractive self-contained office building in close proximity to the village of Caterham on The Hill. The offices are arranged over ground and 1<sup>st</sup> floor with parking for 5 vehicles and an external storage unit located at the rear.

Offices	1,325 sqft	123.10 sqm
Storage	342 sqft	31.77 sqm
TOTAL	1,667 sqft	154.87 sqm

### USE

B1a Offices.

Other uses within Class E (Commercial Business & Service) will be considered.

### RENT

£26,000 per annum exclusive. Rent is subject to VAT.

### LEASE

The property is available by way of an assignment of the existing 5 year lease from January 2018. Lease excludes the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

**\*New Lease is also available direct from the landlord subject to terms being agreed.\***

### LOCATION

Situated on the North Side of Westway at the junction with Livingstone Road. A convenience store and the Caterham Arms Public House are in the immediate vicinity with a Tesco Superstore less than ½ a mile away. Further amenities, including cafés, restaurants and shops are less than 10 minutes walk away in Caterham on The Hill. Outdoor green space on Westway Common is also in close proximity, where local bus services are available. Caterham train station is less than 5 minutes drive away.

### RATES

Rateable value: £16,750 (information taken from Valuation Office website).

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

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

### CONTACT

Huggins Stuart Edwards – Croydon Office  
102- 104 High Street, Croydon, CR9 1TN  
T: 020 8688 8313  
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### DATE

August 2021

### FOLIO NUMBER

30016

### SUBJECT TO CONTRACT

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



**HUGGINS STUART  
EDWARDS**

**COMMERCIAL ESTATE AGENTS  
PROPERTY CONSULTANTS**

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