

VANTAGE HOUSE

MID STREET | SOUTH NUTFIELD

RH1 4JY



OFFICE BUILDING AVAILABLE FOR SALE OR TO LET

TO LET / FOR SALE - 3,398 SQ FT (315.68 SQ M)

KEY BENEFITS



- Attractive semi-rural location
- Site approx. 2.6 acres
- Potential to extend or redevelop (STP)
- Comfort cooling on 1st floor only (not on GF).
- Suspended ceilings
- Recessed lighting
- Generous onsite parking

LOCATION



Vantage House is located off Mid Street, in between the villages of Nutfield to the north and South Nutfield to the south.

The property is situated south of the A25 that links Nutfield to the neighbouring towns of Redhill, Bletchingley and Godstone.

South Nutfield train station is approximately 1 mile from the property providing access to Redhill and Reigate on the east to west train line from Tonbridge in Kent.

The area surrounding the property is residential and countryside.



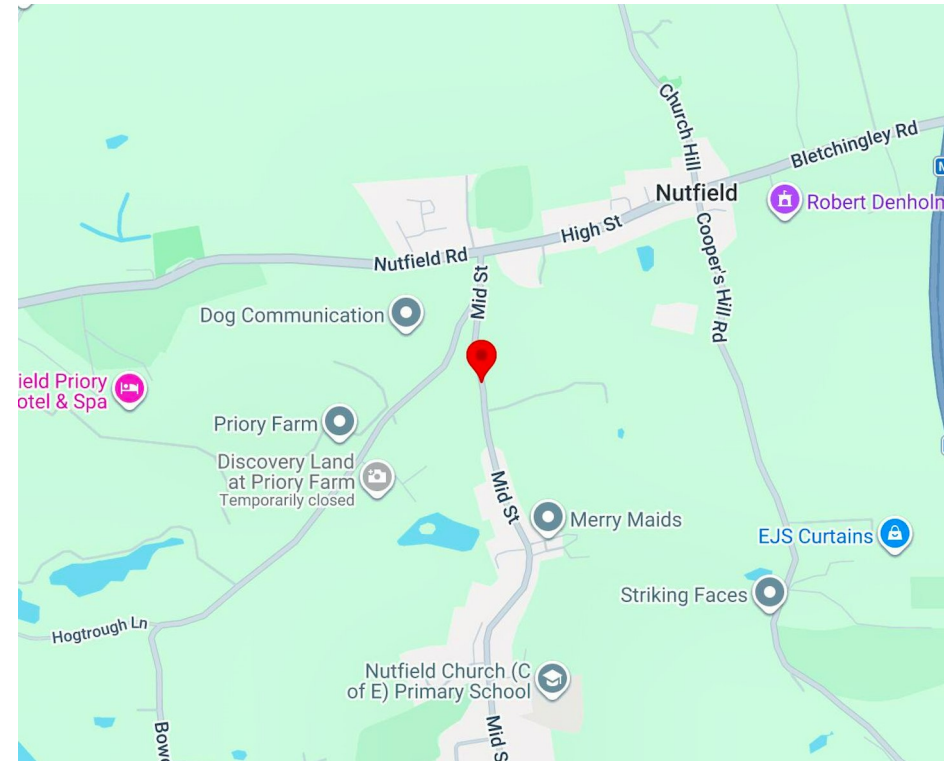
DESCRIPTION

Vantage House comprises a self-contained, two storey office building situated in an attractive semi-rural location within approximately 2.60 acres of landscaped grounds.

The building is constructed of brick elevations under a pitched tiled roof.

Internally the accommodation is fitted out to provide largely open plan office together with a partitioned break out/kitchen area on the 1st floor, meeting rooms on both floors as well as an additional small kitchen area on the ground floor.

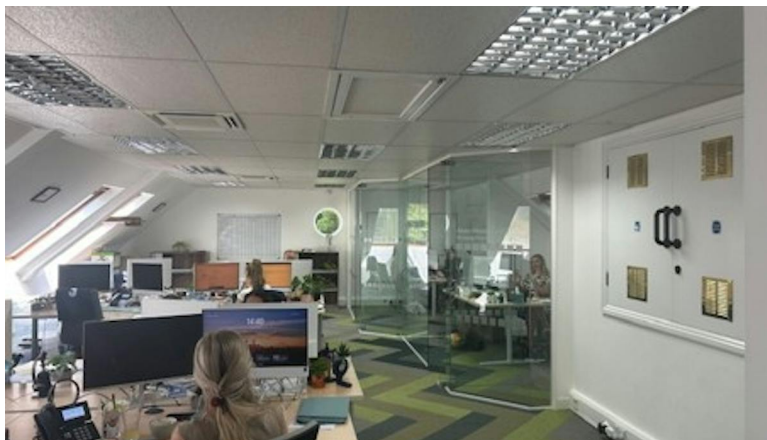
The office benefits from suspended ceilings and recessed lighting throughout, a mixture of perimeter and underfloor trunking and gas fired central heating.



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Reception	157	14.59	Available
Ground	1,888	175.40	Available
1st	1,353	125.70	Available
TOTAL	3,398	315.69	

Floor areas are approximate NIA

PLANNING

We have made some initial enquiries with the local planning department at Tandridge District Council, who have informed us that the property has does not currently have any consented planning applications or permission on the building or site. The property is within the greenbelt. The property is not listed nor is it within a conservation area. The last planning application made on the property was in June 2014 for a two storey side extension and single storey front extension to the existing office building. Reference – TA/2014/975. The application was successful. The planning permission was for a period of three years and has now lapsed.

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SUMMARY

- Rent: £20 per sq ft Available to rent as a whole or on a single floor basis
- Price: Offers in excess of £900,000
- Available Size: 3,398 sq ft
- Rates Payable: On application
- EPC: C (62)

VIEWINGS & INFORMATION



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