# RAYNERS COMMERCIAL

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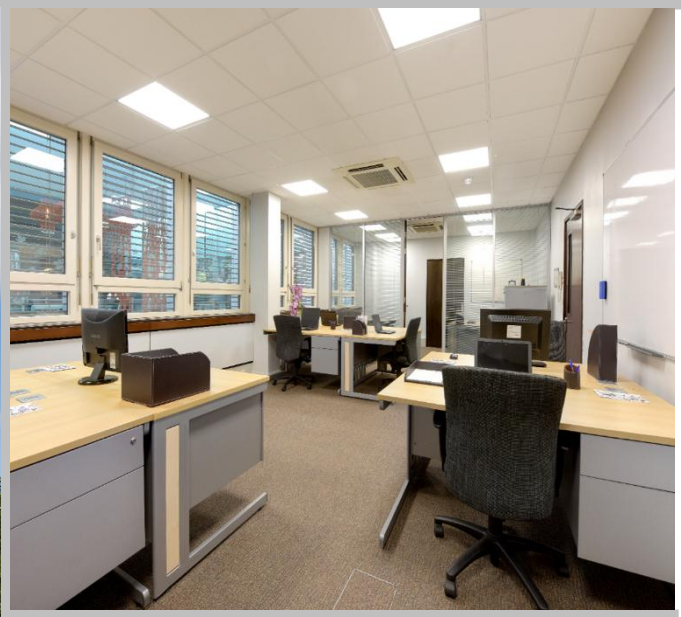

Bourne House, 475 Godstone Road, Whyteleafe, CR3 0BL

Attractive Serviced Offices

TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
www.raynerscommercial.com • enquiries@raynerscommercial.com

## PROPERTY SUMMARY

- **Highly attractive serviced office suites**
- **Fitted out to a high specification offering quality IT and Telecoms**
- **Ideally situated close to Caterham, Whyteleafe, M25 and Railway Stations**
- **Range of suites available, from 150 sq.ft to 3,000 sq.ft**
- **Pre-prepared lease and flexible terms provide quick occupation**
- **On-site parking available**

## LOCATION

The premises occupy an excellent location on the A22 Godstone Road close to Caterham and Whyteleafe. Both Caterham and Whyteleafe benefit from a wide variety of shops and restaurants as well as their own mainline railway stations providing regular services to East Croydon and London. Whyteleafe South Railway station is less than 500 meters away.

Junction 6 of the M25 is situated minutes away and is less than 20 minutes from Gatwick Airport and 30 minutes from Heathrow.

## DESCRIPTION

Bourne House is a prestigious, state of the art serviced office building. The offices have been finished to a high specification with the majority benefitting from large double glazed windows providing excellent natural light. The suites benefit from suspended ceilings with CAT II lighting, stylish modern office furniture, advanced telephone systems, fast broadband connection and heating and air conditioning cassette units. There is also a manned communal reception with attractive visitor seating areas. Further details are available upon request.

## ACCOMMODATION & TERMS

There are currently a variety of office suites available which are suitable for start-ups or small to medium sized businesses with between 2 and 50 people. Further details of currently available suites are available upon request.

The office suites are offered **fully inclusive** of rent, business rates, set up costs, broadband, telephone services, cleaning, reception facilities, meeting rooms, office furniture, buildings insurance, post services, lighting, electricity, heating/air conditioning, security, kitchen & toilet facilities, new garden area, building repairs & maintenance and waste disposal. There is access 24 hours a day, 7 days a week and ample on-site parking available.

Additional clerical services such as typing, photocopying etc are also available subject to an additional charge.

**LEGAL COSTS -** Each party is to pay their own costs.

**For further information or to view please contact:**
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**Email: daniel@raynerscommercial.com**
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**Email: chris@raynerscommercial.com**

**Property Misdescriptions Act 1991**
Please note the agents have not carried out a survey, have not made planning enquiries, nor tested any of the equipment, apparatus, fixtures, fittings, services or land and are not therefore able to verify their condition or suitability for their purpose.

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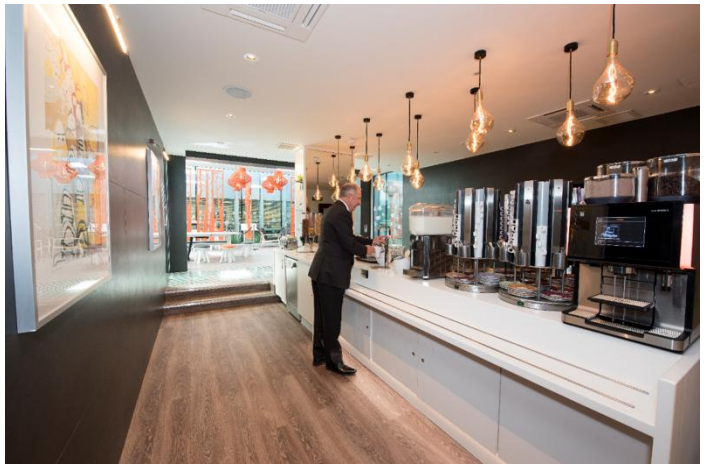

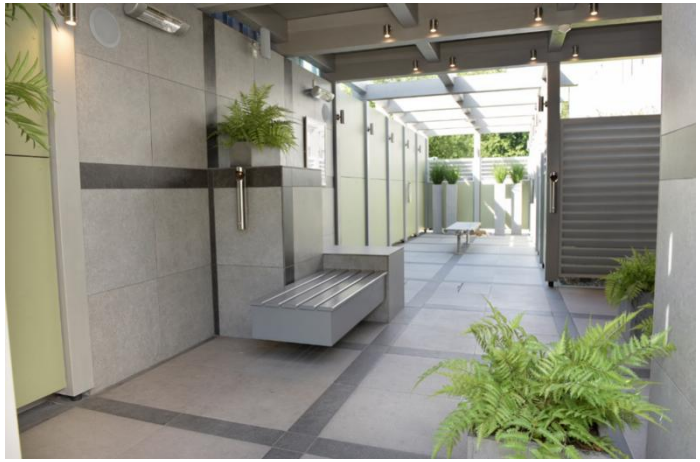

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