



OFFICES WITH YARD TO LET

HS HUGGINS STUART
E EDWARDS

2-4 Livingstone Road, Caterham-On-The-Hill, CR3 5TG
£17,000 PER ANNUM EXCLUSIVE

2-4 Livingstone Road, Caterham-On-The-Hill, CR3 5TG

TO LET

Approx 593 sqft (55.06 sqm)

DESCRIPTION

Rare opportunity to occupy a detached office building benefitting from a secure yard suitable for car parking or external storage. The offices are bright and light and have been fitted to a good standard with UPVC double glazing a kitchen, male and female WCs, and a security alarm.

Ground Floor Offices	278 sqft	25.79 sqm
Kitchen	46 sqft	4.26 sqm
1 st Floor Offices	269 sqft	30.66 sqm
TOTAL	593 sqft	55.06 sqm
Yard (Approx)	1,100 sqft	102.19 sqm

USE

Class E (Commercial Business & Service).

RENT

£17,000 per annum exclusive.

LEASE

New lease, terms to be agreed.

LOCATION

Situated on the East side of Livingstone Road close to the junction with Westway. 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: £10,500 (From April 2023) Rates payable at 49.9p in the £ (2022/2023)

EPC

D-96

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
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DATE

February 2023

FOLIO NUMBER

30111 (CL)

SUBJECT TO CONTRACT

Important: See Disclaimer Notice below.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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