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**WORKSHOP/
OFFICE**

TO LET

**69 Lower Road, Kenley, Surrey,
CR8 5NH**

- **Just off the main A22**
- **On street car parking**
- **Kenley Station close by**

**Workshop
Office**

CHARTERED SURVEYORS

Important: These particulars are intended to give a general idea of the property but their accuracy is not guaranteed and they do not constitute an offer or a contract of sale. Applicants are requested to advise the agents immediately they are suited.

69 Lower Road, Kenley, Surrey, CR8 5NH

Location:

The property is located alongside the office building known as Legion House and is accessed from Lower Road which runs parallel with the main A22 London to Eastbourne Road just north of Kenley Village. The local bus service runs along the Godstone Road and access to the railway network is via Kenley Station to the south. The nearest motorway junction is Junction 6 of the M25 at Godstone.

Accommodation:

The property is arranged on two floors with a 'U' shaped workshop/office space on the ground floor which wraps around a central stairwell with further split level offices at the front and the back of the first floor plus a kitchenette/wc. Unrestricted parking is available in Lower Road. Previously a small printing works, the property is suitable for alternative uses within Class B1 Business.

The approximate floor areas are as follows:

Ground Floor:	70.7 sq m	(761 sq ft)
First Floor:	57.7 sq m	(621 sq ft)
Total	128.4 sq m	(1382 sq ft)

Terms:

The entire property is available leasehold for a period of ten years at a rent of £11,000 per annum subject to contract and VAT on a full repairing and insuring basis with a rent review at the end of the 5th year. Alternative lease terms may be available by negotiation.

NB: The property is in need of some renovation and therefore there is the option that the Landlord will undertake the works prior to the commencement to the tenancy or the Tenant may take the property in its current condition subject to a substantial rent free period.

Legal costs:

Each Party to be responsible for their own costs incurred in this transaction.

Energy Performance Certificate:

Awaiting Energy Performance Certificate.

Business Rates:

According to the Government website the property has a Rateable Value of £5,600. The UBR for 2007/8 is 44.1p in the £.

Viewing:

By appointment with Sole Agents
Gildersleve & Payne
Contact Peter Gildersleve FRICS
Tel: 01883 723888 Fax: 01883 723999
Email info@gpcommercial.co.uk

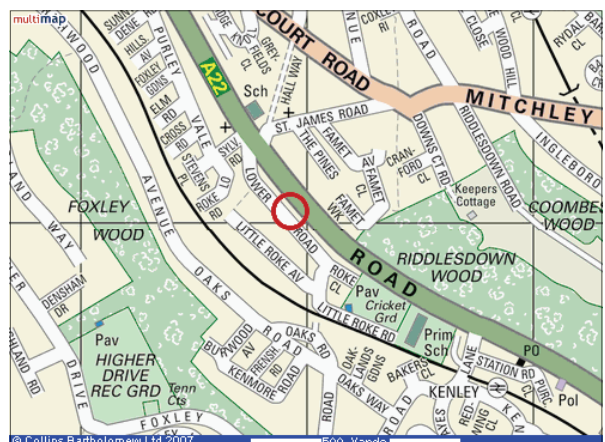
Property Misdescriptions Act 1991

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.

Code of Practice

Applicants should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified Surveyor, Solicitor or Licenced Conveyancer before agreeing or signing a Business Tenancy Agreement. The Code is available through professional institutions and trade associations or through the website

www.leasingbusinesspremises.co.uk



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