

**GILDERSLEVE
& PAYNE**

Commercial Property Consultants

**Initial rent
only £2 per sq ft
Details upon request**

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www.commercial.co.uk

OFFICE SUITE TO LET

170.8 SQ M (1,837 SQ FT) INC. STORAGE AREA



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



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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.

71 Lower Road, Kenley, Surrey, CR8 5NH

Location:

The offices are conveniently located just off the main A22 London to Eastbourne trunk road between Purley and Caterham beyond which is junction 6 of the M25 motorway. Kenley has its own railway station on the main line from Caterham through Croydon up to London.

Description/Accommodation:

The property comprises a self-contained ground floor suite with its own entrance directly off the car park together with a basement area housing the kitchenette, rest area, storage room and separate gents and ladies wc's. The accommodation is laid out mainly to open plan with one single private directors office off the entrance lobby. In addition one end of the main office has been divided into three rooms with fully glazed partitions and integral blinds. The suite has been decorated to a good standard and incorporates a full networking system connected with CAT 5 cabling directed into the office around the perimeter and down vertical service posts.

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Amenities include:

- *Mostly open plan with*
- *Private Directors office on mezzanine floor*
- *Screened off computer rooms*
- *Basement Kitchen/Store*
- *Suspended ceilings with CAT II lighting*
- *Gas Fired Central Heating*
- *Full double glazing*
- *CAT 5 wiring for networking*
- *2 Car parking spaces*
- *Entry phone*
- *Air cooling*
- *Carpeting*
- *Separate Gents and Ladies wc's*

Terms:

A new lease is available for five or ten years at a rent of £22,000 per annum with a mid term review. These terms are subject to contract and VAT (if applicable).

Legal costs:

Each party to be responsible for their own legal costs.

Energy Performance Certificate:

Available upon request.

Business Rates:

According to the Government website the property has a Rateable Value of £17,750 per annum. The UBR for 2012/12 is 45.8p in the £.

Viewing:

By appointment with Joint Sole Agents
Gildersleve & Payne

Contact Peter Gildersleve FRICS

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or

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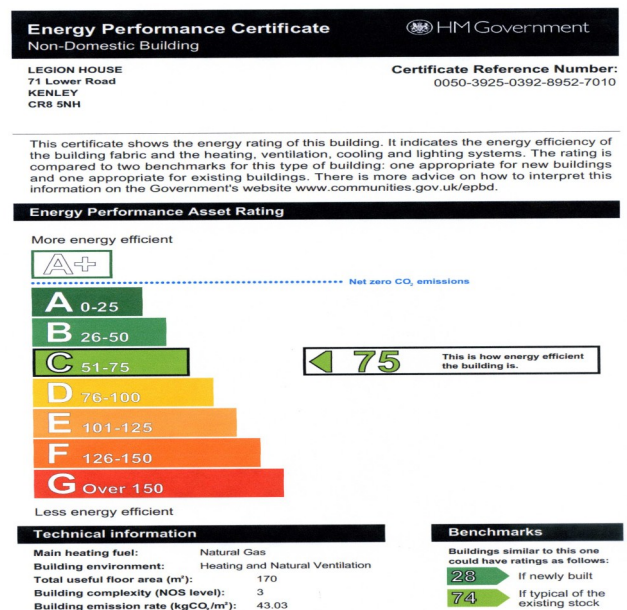
Property Misdescriptions Act 1991

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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