

TEL: 01883 723888

31 Station Road West,
Oxted, Surrey, RH8 9EE

Southbridge House, Southbridge Place,
Croydon, Surrey, CR0 4HA
Email info@gpcommercial.co.uk

**GILDERSLEVE
& PAYNE**
Commercial Property Consultants

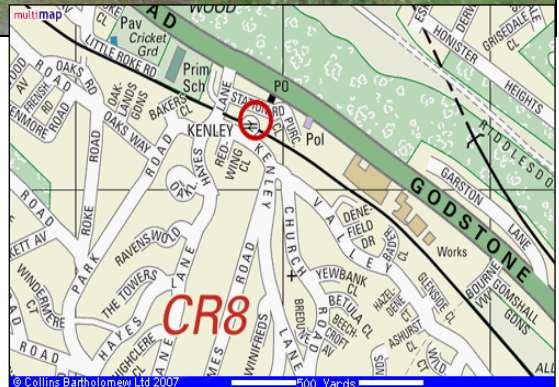
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WORKSHOP/STORE AND OFFICE TO LET



**The Stables,
Station Road, Kenley,
Surrey, CR8 5JA**

- Quality conversion
- Electric Heating System
- Video Entry phone
- Parking Space Available



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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.

The Stables, Station Road, Kenley, Surrey, CR8 5JA

Location:

The property is located just off the main A22 London to Eastbourne trunk road behind Kenley shopping parade and close to the main railway station with services to London via East Croydon.

Description:

The property comprises a two storey converted stable building of solid brick wall construction under a pitched slate roof. Internally the unit is divided to provide workshop and storage facilities and a small cubicle office at ground floor level with an internal staircase up to an attic floor which has been fitted out by the existing tenants to provide a suite of offices with natural light provided by velux windows within the roof. There is also an internal wc and tea station. A car parking space is available close by.

The Approximate Dimensions as follows:

Gross internal floor areas:

Ground floor workshop/storage	70 sq m	(753 sq ft)
First Floor Offices	52.95 sq m	(570 sq ft)
Total	122.95 sq m	(1323 sq ft)

Terms:

The property is available to let for a term to be agreed at a rent of £12,000 pa subject to contract (and VAT if applicable).

Business Rates:

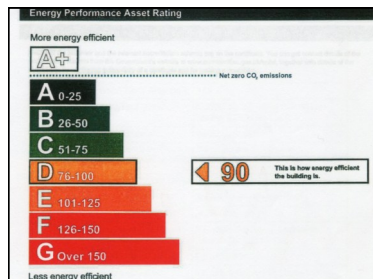
According to the Government website the property has a Rateable Value of £4,850 per annum and the UBR for 2011/12 is 42.6p in the £. NB: Small Business Relief may apply. For more information contact Tandridge District Council on 01883 722000.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

Energy Performance Certificate:

Available



Viewing

Strictly by appointment
with Joint Sole Agents
Gildersleve & Payne
Peter Gildersleve FRICS
Tel: 01883 723888
Email info@gpcommercial.co.uk
Or
Stiles Harold Williams
Aaron Burns
Tel 0208 662 2732
Email aburns@shw.co.uk
Anita Tracey
Tel 0208 662 2735
Email atracey@shw.ci.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.leaseingbusinesspremises.co.uk

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