

OFFICE SUITE
TO LET

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **Legion House - First Floor North**
Godstone Road, Kenley, Surrey, CR8 5NH



**FIRST FLOOR OFFICE SUITE
TO LET**

122.1 SQ MM (1315 SQ FT)

- Video Entry System
- On-site parking
- 8 person automatic passenger lift
- Raised floors
- Kitchenette facilities
- Comfort cooling and heating

Viewing by appointment

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Location

Prominently situated on the main A22 the offices offer an attractive, modern working environment within easy reach of bus, rail and motorway links.

Description/Accommodation

Legion House has been comprehensively refurbished to provide quality, modern office accommodation and has the following amenities:

- Video entry phone system
- 8 Person automatic passenger lift
- Raised floors
- Separate meeting room
- Suspended ceilings with inset LED lighting
- Skirting height networking
- Double glazed
- Comfort cooling and heating
- Gas fired central heating
- Carpeted
- Kitchenette facilities
- Male & Female toilet facilities
- Disabled access and wc facilities
- On site storage available in addition to the office accommodation
- On site parking available

Internal Area

Net internal areas as follows:

First Floor (North Wing)
122.1 sq m 1,315 sq ft

Terms

This suite is available by way of an assignment of the existing Lease of 5 years from 24th February 2022 to the 23rd February 2027 at a rent of £26,500 per annum exclusive, subject to contract, plus VAT

Annual Service Charge/Insurance

The service charge for the year is £5,910.16. The insurance premium for the year 2024 is £546.44. Plus VAT.

Business Rates

According to the Government website the property has a Rateable Value of £12,500. The UBR for 2023/24 is 49.9p in the £.

Legal costs

Each Party to pay their own legal costs incurred intros transaction

Energy Performance Certificate

Energy Performance Rating is B (50). More information available upon request.



Property Misdescriptions Act

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