

LIGHT INDUSTRIAL/OFFICE PREMISES


**TO LET**

**020 8686 4400**

**GPCOMMERCIAL.CO.UK**



**G&P PROPERTY**  
COMMERCIAL FOCUS

 **170A - D Godstone Road,**  
Whyteleafe, Surrey, CR3 0ED



**GROUND AND FIRST FLOOR**  
**LIGHT INDUSTRIAL/OFFICE PREMISES**  
**APPROXIMATELY 632 SQ M 6802 SQ FT**

**TO LET**

**Viewing by appointment**

G&P Property  
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### Location

The premises are located just off the main A22 Godstone Road connecting Whyteleafe and Kenley giving good access to Croydon and the Greater Croydon area as well as the motorway network at junction 6 of the M25 which is close by at Godstone. Public transport links are available by way of Whyteleafe and Upper Warlingham railway stations which are within very easy walking distance, providing regular services to Croydon, London and beyond.

### Description/Accommodation

The accommodation available comprises the ground and first floors of this two storey self contained property together with ample on site car parking as well as an enclosed yard area. The building is of steel frame construction finished with metal profile cladding to the externals. There is an electric roller shutter door providing access to the ground floor to a height of 2.19m. The building benefits from three phase electricity.

At this time the building is to be let in a shell condition and will be handed over ready to accept a new tenants fit out. The Landlords are open to discussion with regard to contributions by way of rent free period or capital contributions to assist with the Tenants works.

Internally the floor to ceiling height on the ground floor is 2.49m and on the first floor is 2.31m to the eaves and 3.59m to the ridge. At this time the property benefits from an electric disabled lift from the ground to the first floor as well as two separate staircases giving access to the first floor

Externally there is a large yard area which is laid to tarmac surrounded by secure fencing as well as a secure roller gate (manually operated).

### Internal Area

Gross internal areas as follows:

Ground Floor	316 sq m	3401 sq ft
First Floor	316 sq m	3401 sq ft
<b>Total</b>	<b>6032 sq m</b>	<b>6802 sq ft</b>

### Amenities

- Secure site
- Three phase power
- Ample on site car parking
- Electric roller shutter door

### Terms

A new full repairing and insuring lease is available for a term of years to be agreed.

### Rent

A rent of £100,000 per annum, plus VAT (if applicable), Subject to Contract.

### Business Rates

The property will need to be assessed for business rates upon occupation.

### Legal costs

Each Party to pay their own legal costs incurred in this transaction.

### Energy Performance Certificate

Awaiting Energy Performance Certificate



### Property Misdescriptions Act

G&P Property for themselves and for Vendors or Lessors of this property whose Agents they are, give notice that:

1. The particulars are produced in good faith, are set out as a general guide only and do not constitute any form of a Contract.
2. No Person in the employment of G & P Property has any authority to make or give any representative warranty whatsoever in relation to this property.