


OFFICE SUITE
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

 **Legion House**
Part Second Floor (North Wing), Godstone Road, Kenley, CR8 5NH



SECOND FLOOR
OFFICE SUITE
143.07 sq m (1540 sq ft)
TO LET

- Video Entry Phone System
- 24 hour access
- 8 Person automatic passenger lift

Viewing by appointment

G&P Property
21-23 Southbridge Place
Croydon
Surrey, CR0 4HA

020 8686 4400

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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 provides quality modern office accommodation and has the following amenities:

Video entry phone system

8 Person automatic passenger lift

Suspended Ceilings with Category II lighting

Double glazed

Kitchenette facilities

Independent gas central heating system

Male & Female toilet facilities

Disabled access and wc facilities

Un restricted roadside parking in the surrounding roads.

Internal Area

Net internal areas as follows:

Total Second Floor 151.20 sq m 1628 sq ft

NB: The unit could be split if required.

Terms

The property is to let by way of an effective full repairing and insuring Lease for a term of ten years to be agreed at a rent of £26,000 per annum, subject to contract. (Plus VAT if applicable).

Business Rates

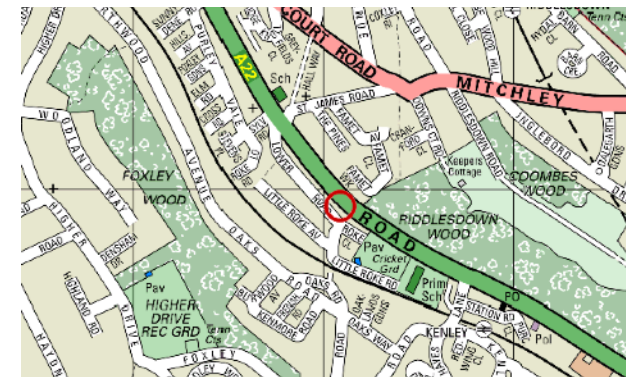
According to the Government website the property has a rateable value of £TBC. The UBR for 2023/4 is 49.9p in the £.

Legal cost

The ingoing Tenant to be responsible for both Parties' reasonable legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (65).



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.
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