


OFFICE SUITE
TO LET

020 8686 4400
GPCOMMERCIAL.CO.UK



G&P PROPERTY
COMMERCIAL FOCUS

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



**SECOND FLOOR
OFFICE SUITE**
145 sq m (1562 sq ft)
TO LET

- Video Entry Phone System
- On-site parking for three cars
- 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
- * Raised floors
- * Suspended ceilings with inset fluorescent lighting
- * Board Room
- * Air cooling
- * Cat V Cabling
- * Double glazed
- * Carpeted
- * Kitchenette facilities
- * Independent gas central heating system
- * Male and Female toilet facilities
- * On site car parking for three cars

Internal Area

Net internal areas as follows:

Total Second Floor 145 sq m 1562 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 to be agreed at a rent of £26,000 per annum exclusive, plus VAT (if applicable). Subject to Contract

Business Rates

According to the Government website the property has a rateable value of £15,500. The UBR for 2025/6 is 49.9p in the £.

Legal cost

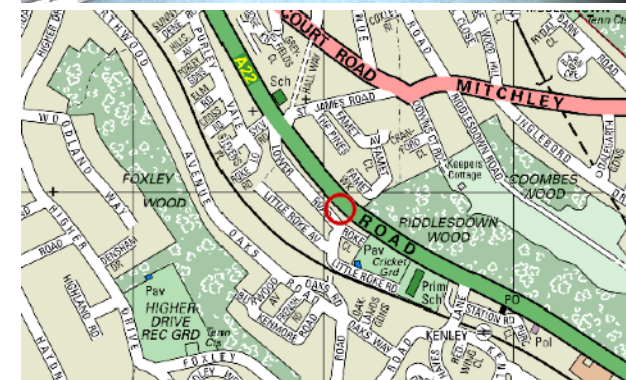
The ingoing Tenant to be responsible for both Parties' reasonable legal costs incurred in this transaction.

Energy Performance Certificate

The Energy Performance Rating is C (57).



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Property Misdescriptions Act

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

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