

SECOND FLOOR OFFICES TO LET

020 8686 4400
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G&P PROPERTY
COMMERCIAL FOCUS

 **Turner House**
11 Roke Close, Kenley, Surrey, CR8 5NL



**SECOND FLOOR OFFICES
TO LET**
101.58 sq m (1093 sq ft)

- On site car parking
- Additional offices and storage if required

Viewing by appointment

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

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Turner House

11 Roke Close, Kenley, Surrey, CR8 5NL

Location

The property is well situated on the main A22 London to Eastbourne trunk road, just to the south of Purley. There are good transport links with Kenley railway station being a short walk away and a local bus service which links Kenley with Caterham, Purley and Croydon. Access to the motorway network is via Junction 6 of the M25 at Godstone.

Description/Accommodation

The property is a purpose built self contained office building, well located just off the A22, with pedestrian access directly from the A22.

The accommodation is located on the second accessed via a shared communal entrance and communal staircase. Internally the suite is primarily open plan but can be altered to suit an individual Tenant's requirements and benefits from a dedicated kitchenette internal to the suite as well toilet facilities. The offices also has the benefit of skirting height networking throughout and KED lighting to the majority.

Internal Area

Net internal areas as follows:

Second Floor	101.58 sq m	1093 sq ft
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Terms

The suite available on a new Lease for a term of years to be agreed.

Rent

Second Floor	£14,750 per annum
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Plus VAT (if applicable), Subject to contract.

Business Rates

The property is currently assessed as a whole and will need to be re-assessed prior to occupation.

The UBR for 2024/25 is 49.9p in the £.

Legal costs

Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Energy Performance Rating D (98) Full information available upon request.



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