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**TO LET**

**OFFICE – 1,562 SQ FT (145.11 SQ M)**

**Legion House, Godstone Road, Kenley, Surrey, CR8 5NH**

DESCRIPTION

Legion House provides well-specified modern office accommodation arranged to suit professional occupiers, with the benefit of raised floors, suspended ceilings, and air cooling. The space is supported by a meeting room, kitchenette facilities, and on-site parking for three cars. The accommodation may also offer potential for alternative uses, subject to the necessary consents.

LOCATION

Legion House is prominently situated on Lower Road, Kenley, adjoining the main A22 and benefiting from local transport connections. Kenley railway station is within walking distance, while nearby bus services provide links towards Croydon, Caterham, Coulsdon and Whyteleafe. The location offers an attractive modern working environment with convenient access to surrounding town centres and the wider road network. Typical rail journey times from Kenley are from approximately 20 minutes to East Croydon, 40 minutes to London Bridge and 45 minutes to London Victoria.

ACCOMMODATION (NIA)

|                   | SQ FT | SQ M   |
|-------------------|-------|--------|
| Part Second Floor | 1,562 | 145.11 |
| TOTAL             | 1,562 | 145.11 |

RENT

£26,000 per annum

AMENITIES

- Raised floors
- Suspended ceilings with inset LED lighting
- Air cooling
- Cat V Cabling
- Kitchenette facilities
- Independent gas central heating system
- Male and Female toilet facilities
- On site car parking for three cars

RENT

£26,000 per annum exclusive

SERVICE CHARGE

There will be a service charge to cover the upkeep of communal areas

RATES

The current 2026 Rateable Value of the property is £17,500

VAT

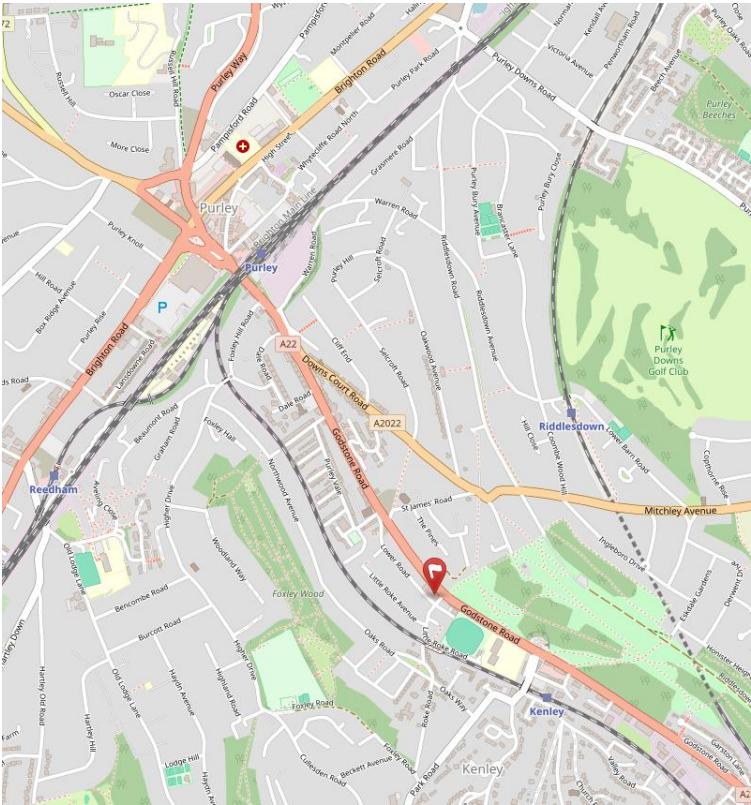
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C.



VIEWINGS – 020 8662 2700

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