



Both titles outlined in red **Right of way outlined in brown**

Byron House 2a Lower Road, Kenley
£800,000

Byron House 2a Lower Road

Kenley, Kenley

A large mixed-use commercial premise spanning approximately 475 square metres [5,150 square feet]. This versatile space offers an array of opportunities with large storage areas and air-conditioned interiors, creating a perfect environment for offices or other commercial ventures.

The property is held under two separate titles but both are included in the sale.

Front Building Ground Floor

Reception 4.57m (15') x 3.58m (11'9")

Office 5.26m (17'3") x 4.57m (15')

Office 8.13m (26'8") x 3.47m (11'5")

Front Building First Floor

Landing

First Floor Office 4.84m (15'10") x 3.58m (11'9")

First Floor Office 4.57m (15') x 3.75m (12'4")

First Floor Office 3.37m (11'1") x 3.36m (11')

Kitchen 2.46m (8'1") x 2.14m (7')

Shower Room

WC





Ground Floor Rear Building

Reception 5.47m (18') x 4.92m (16'2")

Open Plan Office 8.36m (27'5") x 5.11m (16'9")

Open Plan Office 10.13m (33'3") x 5.21m (17'1")

Kitchen 2.68m (8'9") x 2.47m (8'1")

Open Plan Office 7.62m (25') x 5.82m (19'1")

WC

Basement Storage 8.34m (27'4") max x 8.11m (26'7") max

Basement Storage 4.32m (14'2") x 4.26m (14')

First Floor Rear Building

First Floor Office 4.32m (14'2") x 3.79m (12'5")

First Floor Office 8.15m (26'9") x 4.94m (16'2") max

First Floor Office 5.28m (17'4") x 3.98m (13'1")

First Floor Open Plan Office 10.09m (33'1") max x 5.30m (17'5") max

Male & Female WC's

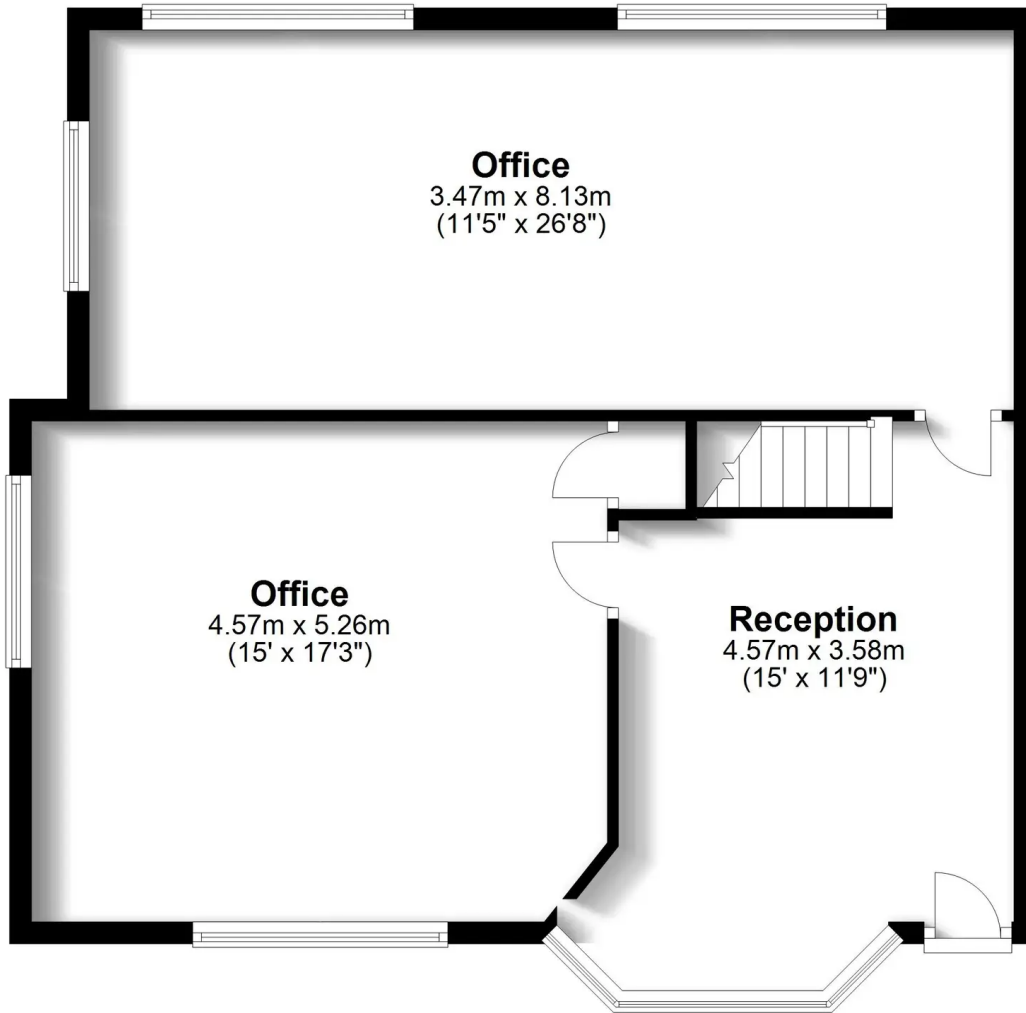
Externally

Gated Parking/loading area and driveway for additional parking



Front Building Ground Floor

Approx. 73.5 sq. metres (791.1 sq. feet)



Total area: approx. 142.0 sq. metres (1528.3 sq. feet)

Floor plans are not to scale and do not always include full detail - they are provided as a guide to the layout.
Plan produced using PlanUp.

Front Building First Floor

Approx. 68.5 sq. metres (737.2 sq. feet)

