



**Price Reduction**



**The Barn, 43 Oakdene Road,  
Redhill, Surrey, RH1 6BT**

**FREEHOLD WAREHOUSE /  
OFFICE PREMISES**

**FOR SALE**

## PROPERTY SUMMARY

- Freehold office / industrial premises
- Rare freehold mixed use barn conversion
- Potential for a wide range of uses
- Offices fitted to a good standard
- Includes attached garage
- Locally listed and within a conservation area
- To be sold with vacant possession
- Ample unrestricted parking close-by
- Total Gross Internal Area of 2,173 sq. ft (202 sq. m)
- Freehold Price £349,000 (Subject to Contract)

## LOCATION

The property is situated in Redhill, approximately 0.5 miles from the town centre. Donyngs Leisure Centre is within easy walking distance.

Redhill is a busy commuter town and benefits from good road and rail connections with Redhill Railway Station approximately 0.5 miles from the property, providing regular services into central London, Gatwick Airport and the south coast. Junctions 6, 7 and 8 of the M25 are also close-by.



## DESCRIPTION

Detached freehold 200-year-old barn conversion arranged to provide warehouse space on the ground floor and office space on the first and mezzanine floors. These character offices have been fitted out to a good standard with oak doors, glazed partitioning, carpeting, ceiling spotlights and underfloor / perimeter trunking. The warehouse space benefits from solid floors, fluorescent strip lighting and a side door for loading. The property benefits from modern kitchen and toilets, one with shower. There is also an attached garage providing additional storage. The building is locally listed and falls within a conservation area.

There is ample unrestricted parking in the local vicinity.

## ACCOMMODATION

The accommodation and approximate gross internal areas are as follows:

	Sq Ft	Sq M
Ground Floor	968	90
First Floor	904	84
Mezzanine	172	16
Garage / Storage	129	12
<b>TOTAL</b>	<b>2,173</b>	<b>202</b>

## PRICE

We are instructed to seek offers in the region of £349,000 for the freehold interest. **Subject to contract.**

**TENURE** Freehold.

**VAT** We understand VAT is not applicable to the sale price.

**EPC** This property has an EPC rating of C (57).

**LEGAL COSTS** Each party is to pay their own costs.

**AML** In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

## CONTACT

For further information or to arrange a viewing, contact Joint Sole Agents:

**Rayners Commercial**

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