



**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 £435,000 (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

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

DISCLAIMER

Richards & Co (UK) Ltd trading as Rayners Commercial, for themselves and for the sellers or owners of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Richards & Co (UK) Ltd, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property.

No person in the employment of Richards & Co (UK) Ltd or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. Richards & Co (UK) Ltd include any joint agents acting with Richards & Co (UK) Ltd. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

PRICE

We are instructed to seek offers in the region of £435,000 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.

CONTACT

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

Rayners Commercial

Jamie Christian MSc Tel: 01737 222835

Email: jamie@raynerscommercial.com

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com

Or our Joint Sole Agent - City & Counties Tel: 020 8106 8666