



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

**FREEHOLD WAREHOUSE /
OFFICE PREMISES**

FOR SALE

PROPERTY SUMMARY

- Freehold warehouse / office 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 £295,000 (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 barn conversion arranged to provide warehouse space on the ground floor and office space on the first and mezzanine floors. The property has been fitted out to a good standard with oak doors, glazed partitioning, carpeting, ceiling spotlights and underfloor / perimeter trunking. The ground floor 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
TOTAL	2,173	202

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PRICE

£295,000 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

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