

Drewsherne Barn, Crowhurst Lane End, Oxted, RH8 9NT

Light Industrial Unit

FOR SALE



- Rare opportunity to acquire a light industrial unit with parking
- Good location just 3.8 miles to the south of junction 6 of the M25
- Gross internal area of 3,524 sq.ft (327.3 sq.m)
- Parking / loading area for circa 11 cars
- Freehold interest available for £485,000

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Location

The premises are located within Crowhurst Lane End, close to the junction with Tandridge Lane. Tandridge Lane is a popular through road that connects Oxted and Godstone to Lingfield and East Grinstead to the South.

The premises are well served for road connections with Junction 6 of the M25 just 3.8 miles to the north and Junction 10 of the M23 9 miles to the south.

Description & Accommodation

The property comprises a single storey brick and block light industrial unit under an insulated pitched roof, with ample parking and loading areas to the front. The premises are currently split into three separate areas, each with their own entrance. We understand the dividing walls could be easily removed to provide a more open plan environment if required. The unit benefits from a roller sliding loading door, insulated concrete flooring and fluorescent strip lighting throughout as well as two separate toilets.

To the front of the property is an attractive parking area comprising a mix of gravel and turfed sections.

The premises have the following gross internal floor areas:

Ground Floor	3,524 sq.ft (327.3 sq.m)
Outside	Loading and parking area for circa 11 cars.

Tenancies

The property is to be sold with vacant possession although currently part of the premises is tenanted, this tenancy expires at the end of November.

Terms

The freehold interest is available to purchase for £485,000.

Subject to Contract

VAT - We understand that VAT is not applicable to the purchase

Costs - Each party is to pay their own fees in relation to the purchase

EPC - EPC Rating – D92

Business Rates

The Valuation Office Agency describes the premises as 'Store and Premises' with two 2017 rateable values of £11,000 & £6,000 the current UBR is 49.9 pence in the £.

Viewings

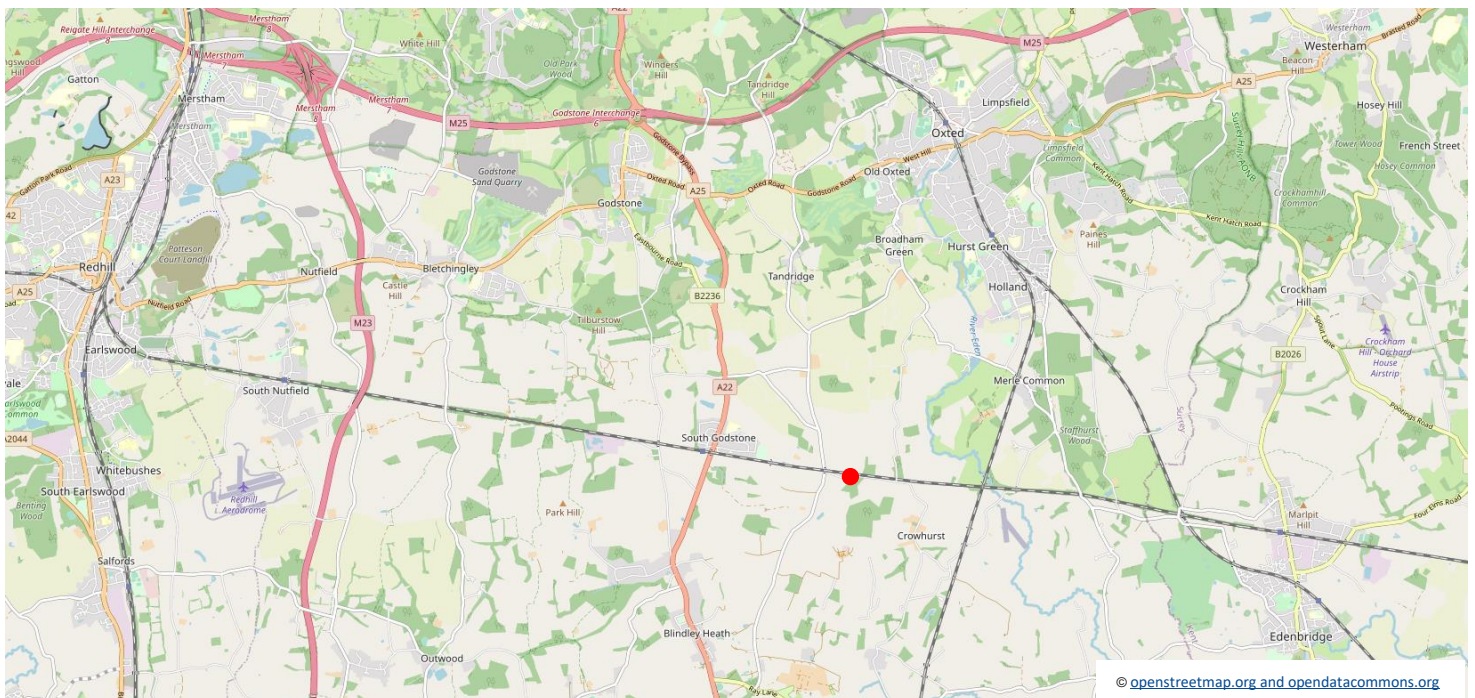
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