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property consultants

418-420 Limpsfield Road | Warlingham | Surrey | CR6 9LA
FREEHOLD INDUSTRIAL PREMISES FOR SALE

418-420 Limpsfield Road | Warlingham | Surrey | CR6 9LA | FREEHOLD FOR SALE

- warehouse, offices, workshop & gated yard
- buildings: 1,221.26 m² (13,146 ft²) approx.
- site area: 0.478 acres (0.193 hectares) approx.
- offices & workshop let, warehouse vacant
- partly income producing (total erv: £190k pa)
- guide price: £2.3m freehold

DESCRIPTION

Large 'L' shaped steel framed warehouse covered by a double north light pitched roof, part first floor offices, with a sizeable secure gated yard and parking area. In addition, there is a two storey self-contained office building with parking and a separate workshop unit with two attached garages.

There is potential to improve/extend the main warehouse, or to redevelop the site for other commercial uses or into residential (subject to planning). We therefore anticipate the site being of interest to either owner occupiers (with the benefit of some income), commercial property investors or commercial/residential developers.

LOCATION

Situated on just off Limpsfield Road (B269) and close to Warlingham Green in Surrey. The A22 main arterial road is in close proximity, providing easy vehicular access into central London (15 miles away) heading north via Purley and Croydon on the A23, with the M25 (4 miles away) and Gatwick Airport (15 miles away) via the M23 heading South.

Neighbouring occupiers include an Esso Petrol Station, Co-Op Convenience Store, Coughlans Bakery, Sainsburys Supermarket, together with a good mix of independent and local traders,

including; newsagents, hairdressers, chemist, vets, medical centre, diy store, cafes, restaurants and two public houses.

Upper Warlingham mainline railway station is 1.5 miles away, providing services to London Victoria, Clapham Junction, East Croydon and East Grinstead. There are also buses serving the area, located on Warlingham Green.

ACCOMMODATION

Main Warehouse	962.26 m ²	10,358 ft ²	G.I.A.
Two Storey Offices	142.14 m ²	1,530 ft ²	N.I.A.
Workshop & Garages	116.87 m ²	1,258 ft ²	G.I.A.
Site Area	0.478 acres	0.193 hectares	Approx.

TENURE

Freehold, with the benefit of the office building let to Diteco and the workshop to Delta Tool Hire (both currently 'holding over') at a combined passing rent of £27,114 per annum. The warehouse will be vacant on Completion - Vendor may consider a new letting.

FURTHER INFORMATION

Contact the Vendors sole selling/letting agents: -

James Stefanopoulos or Ashley Brudenell



✉ info@jamescommercial.co.uk

☎ 020 7127 8781

jamescommercial.co.uk

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