

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

KARRISON
PROPERTY



FOR SALE

INDUSTRIAL AND WAREHOUSE – 4,484 SQ FT (416.56 SQ M)

7 Amy Road, Oxted, Surrey, RH8 0PX

DESCRIPTION

The property comprises a two storey brick built mixed use commercial facility with showroom fronting Amy Road and a large industrial/workshop space on the ground floor. The main building has a single storey side extension benefiting from a roller shutter loading door to Amy Road. Overall, the workshop has an approximate depth of 26.4m by just over 9m in width. The ground floor is predominantly open plan and has a 3 phase electric supply, painted concrete floor and a secondary staircase to the rear accessing the first floor offices. The offices, which are also accessed from the front staircase leading from the retail space, are currently divided to provide five distinct areas together with wcs, kitchenette and staff area. The first floor is carpeted and benefits from natural light via the window to the front and a number of Velux windows.

Externally, there is a small area to the front of the loading door which the current business uses to park a vehicle.

LOCATION

The property is located in the heart of Oxted town centre. The town boasts a thriving and varied high street with an array of independent and national retailers, popular restaurants and cafes, and essential services, complemented by leisure facilities including a modern cinema, fitness clubs, and scenic parks.

Strategically located just off the A25 and a short drive from the M25 (Junction 6), Oxted has excellent access to London, Gatwick Airport (less than 15 miles away), and the wider South East. Oxted station, on the Southern and Thameslink lines, ensures excellent and frequent rail connections to Central London (London Bridge and Victoria) and beyond.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Showroom	322	29.96
Ground – Workshops/Storage	2,617	243.08
1 st – Office	1,545	143.52
TOTAL	4,484	416.56

AMENITIES

- Of interest to owner occupiers, developers and investors
- Two storey building
- Set in the heart of Oxted
- Industrial / storage
- Ground floor retail
- First floor offices
- Potential other uses (stp)

PRICE

Offers in the region of £895,000.

RATES

The current 2023 Rateable Value of the property is £29,750.

VAT

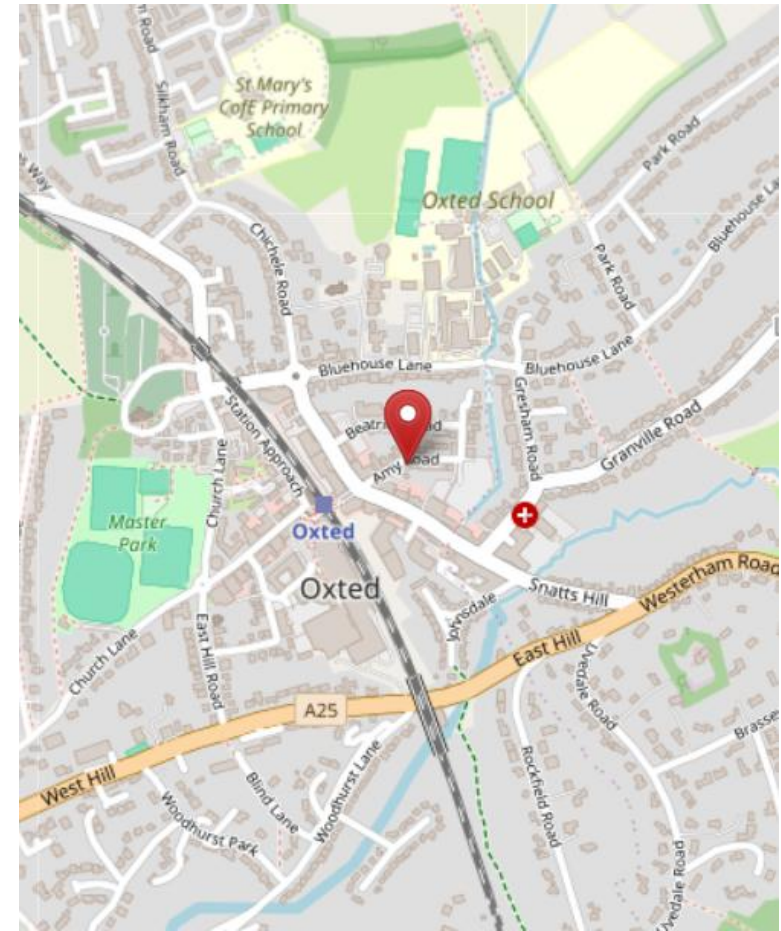
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.



© OpenStreetMap contributors

VIEWINGS – 01732 606 100

Thomas Tarn t: 07943 579 296
Alex Bond t: 07738 890 302
Matt Morris t: 07894 692 426

e: ttarn@shw.co.uk
 e: abond@shw.co.uk
 e: mmorris@shw.co.uk



**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316