



**Millgrove House, 77 Farleigh Road,
Warlingham, Surrey, CR6 9EJ**

**Office / Class E Premises
with Parking**

**FOR SALE
/ TO LET**

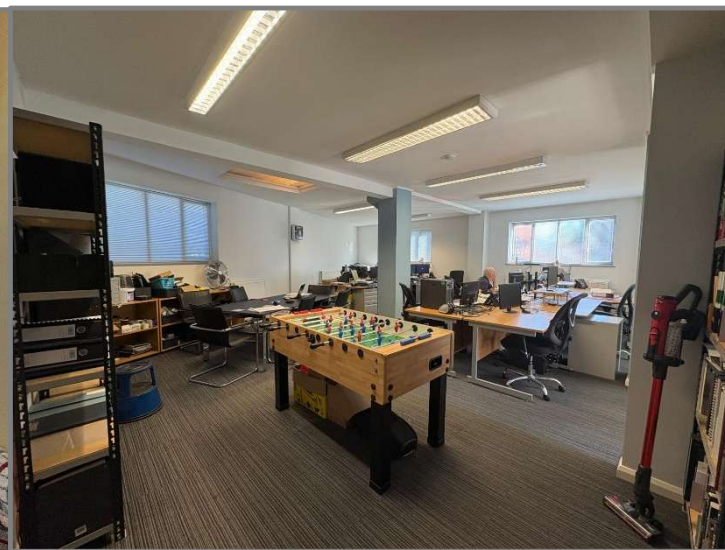
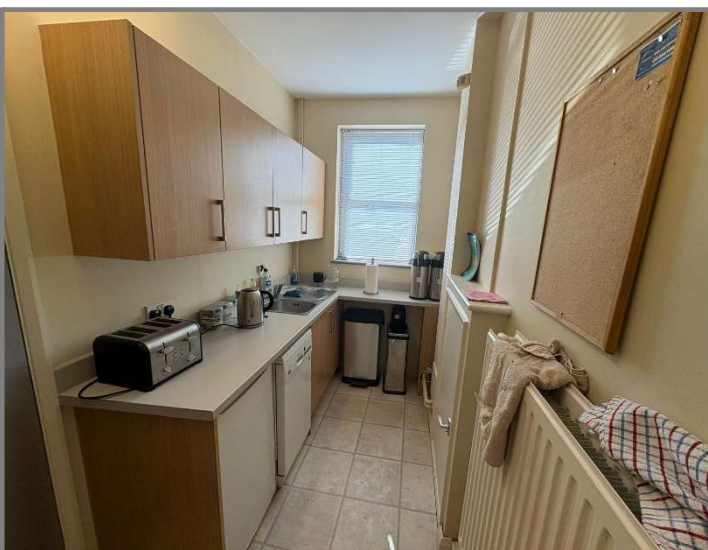
PROPERTY SUMMARY

- Freehold Class E / Office premises
- Close proximity to Warlingham Green
- Modern building with parking
- Total area 1,628 sq.ft (151.25 sq.m)
- Potential for other uses (subject to relevant consents)
- Freehold price £440,000
- Rent £30,000 per annum
- No VAT

LOCATION

The premises occupy a convenient location on Farleigh Road, close to the well known Warlingham Green triangle which has a good selection of shops, pubs and restaurants.

Warlingham benefits from good road and rail connections with Junction 6 of the M25 close-by at Godstone. Upper Warlingham Railway Station 1.5 miles providing regular services to East Croydon and London (Victoria & London Bridge).



DESCRIPTION

An attractive freehold office / Class E property with parking.

The premises comprise modern, well presented, ground floor and first floor, purpose-built offices with on-site parking. The accommodation is largely open plan on the ground floor with individual rooms / meeting room on the first floor. Features include modern kitchen & toilet facilities (separate male & female), gas fired central heating, carpet tiles and double glazing.

The property benefits from a concrete surfaced private car park to the front for up to 5 cars, or more if parked in tandem.

POTENTIAL

The property is considered to have good potential for a range of uses including residential conversion / development, subject to obtaining all necessary planning consents. Further enquiries should be made to Tandridge District Council.

SALE PRICE / RENT

We are instructed to seek offers in the region of **£440,000** for the freehold, subject to contract.

Alternatively, the premises are available to let on a new full repairing and insuring lease for a term to be agreed, at a rent of **£30,000 per annum exclusive**.

EPC

The property has an EPC Rating of C (62).

RATES

The Valuation Office Agency website describes the property as “Office & Premises” and advises that the Adopted 2026 Rateable Value is £26,000. The current UBR is 49.9 pence in the £. Further enquiries in this respect should be made to Tandridge Council on 01883 722000.

ACCOMMODATION

The property provides the following net internal floor areas:

Description	Sq.ft	Sq.m
Ground Floor	1,160	107.77
First Floor	468	43.48
Total	1,628	151.25
Outside	Forecourt parking for up to 5 cars (or more if parked in tandem)	

VAT

All prices quoted are exclusive of VAT, if applicable. We understand that VAT is not applicable to the sale price or rent.

LEGAL COSTS

Each party is to bear their own costs.

AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from any successful Purchaser.

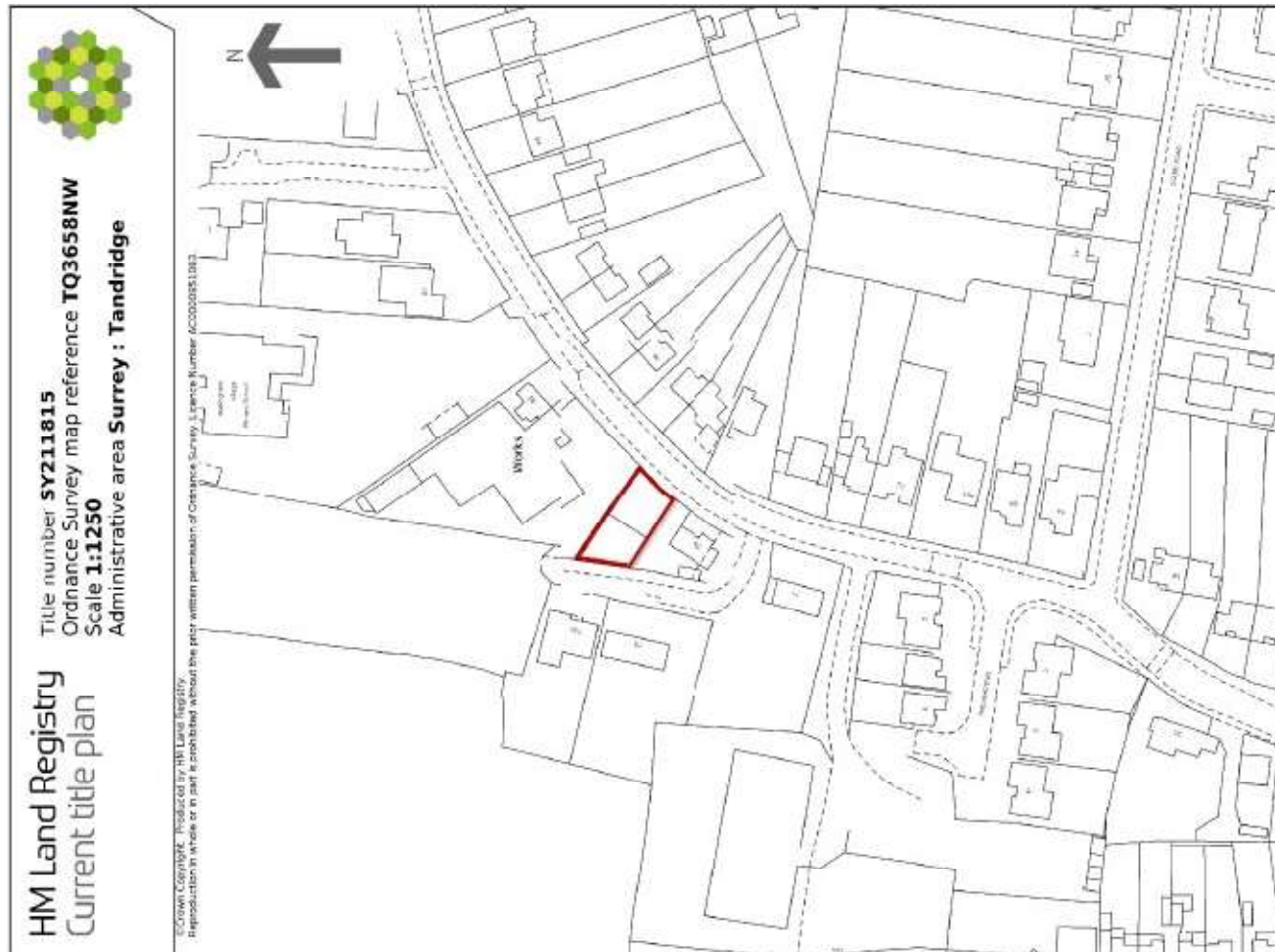
CONTACT

For further information or to arrange a viewing, please contact:

Chris Richards MRICS Tel: 01737 222835

Email: chris@raynerscommercial.com





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