



PANTERA
PROPERTY

FOR SALE



Frith Park Farm Stables, Strurts Lane, Tadworth, KT20 7RQ

Price - £320,000 subject to contract

Size - The Sables 1,399 sq ft & The Piggery 461 sq ft

Two recently refurbished detached offices on a 0.86 acre concrete surfaced site



SALE CONSIDERATIONS

- Two detached office buildings known as The Stables and The Piggery
- Former agricultural buildings converted to office use
- Approximately 1,860 sq ft (172.8 sq m) NIA
- Site extending to approximately 0.86 acres (0.35 hectares)
- Open-plan office accommodation
- Kitchenette and WC facilities
- Concrete hardstanding providing on-site parking
- Recently refurbished to a high standard internally
- Secure location with single point of entry and exit
- Freehold
- Sale assumed with Vacant Possession

GUIDE PRICE OF £320,000

FOR THE FREEHOLD INTEREST

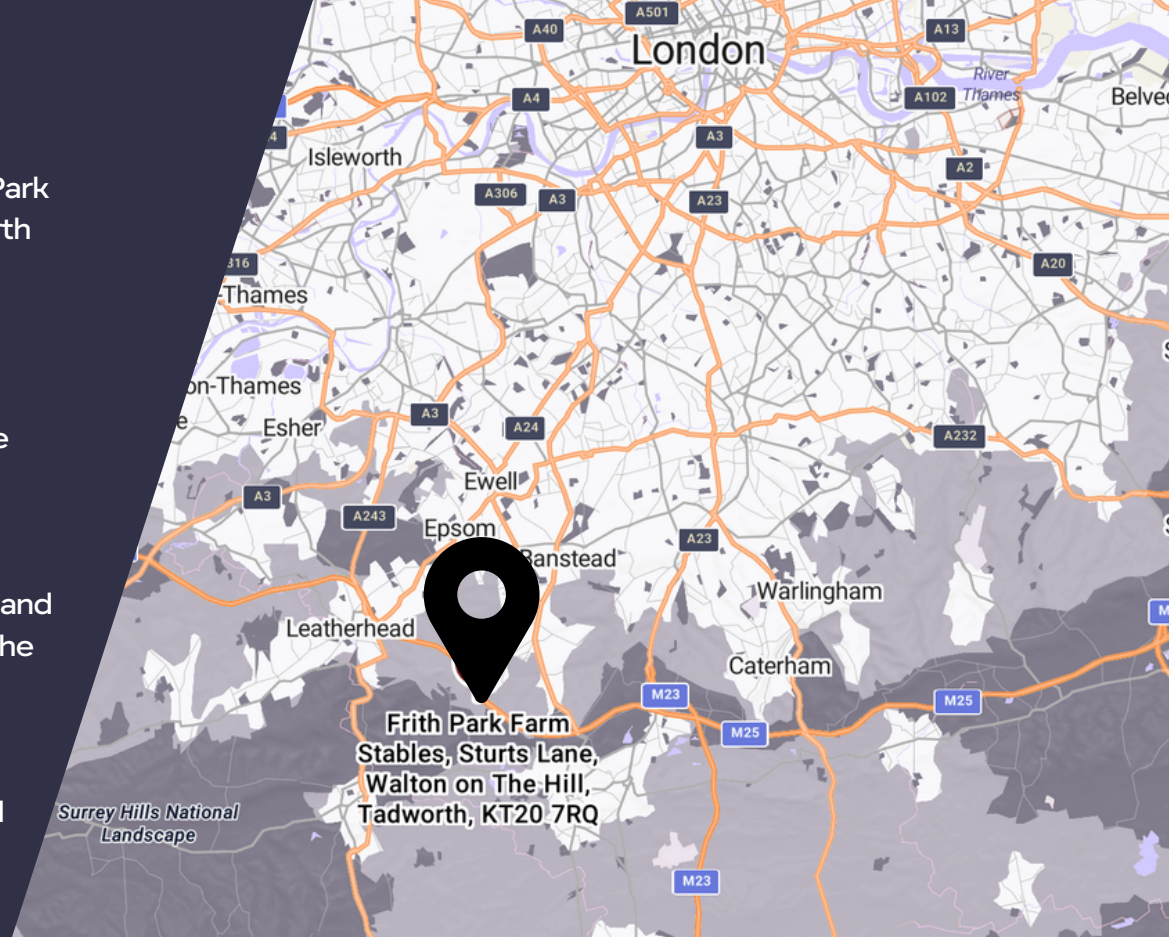
LOCATION

The property occupies a secluded rural position at Frith Park Farm, off Sturts Lane, near Walton on the Hill and Tadworth in Surrey, approximately 3 miles north-west of Reigate.

The surrounding area is predominantly rural in character, providing a private setting whilst remaining within convenient reach of Walton on the Hill, Tadworth, Reigate and the wider Surrey area.

The property is accessed via Sturts Lane and a shared private road, with good connectivity to the B2032, A217 and M25. Junction 8 of the M25 provides onward access to the wider South East and national motorway network.

Rail services are available from Tadworth railway station, providing connections towards London and the wider rail network.



ROAD CONNECTIONS

Walton on the Hill
5 mins

Tadworth
10 mins

M25 (J8)
10 mins



Reigate
15 mins

Epsom
20 mins

Leatherhead
20 mins



RAIL & AIR LINKS

Tadworth Station
10 mins

Reigate Station
15 mins

Gatwick Airport
25 mins



Heathrow Airport
40 mins

London
55 mins

Central London
1 hour



DESCRIPTION

THE STABLES

The Stables extends to approximately 1,399 sq ft NIA and provides accommodation arranged over ground and first floors.

The ground floor comprises an open-plan office with wood-effect laminate flooring and exposed timber beams. Ancillary accommodation includes a fitted kitchenette, WC and vestibule, with a secondary entrance and staircase providing access to the first floor.

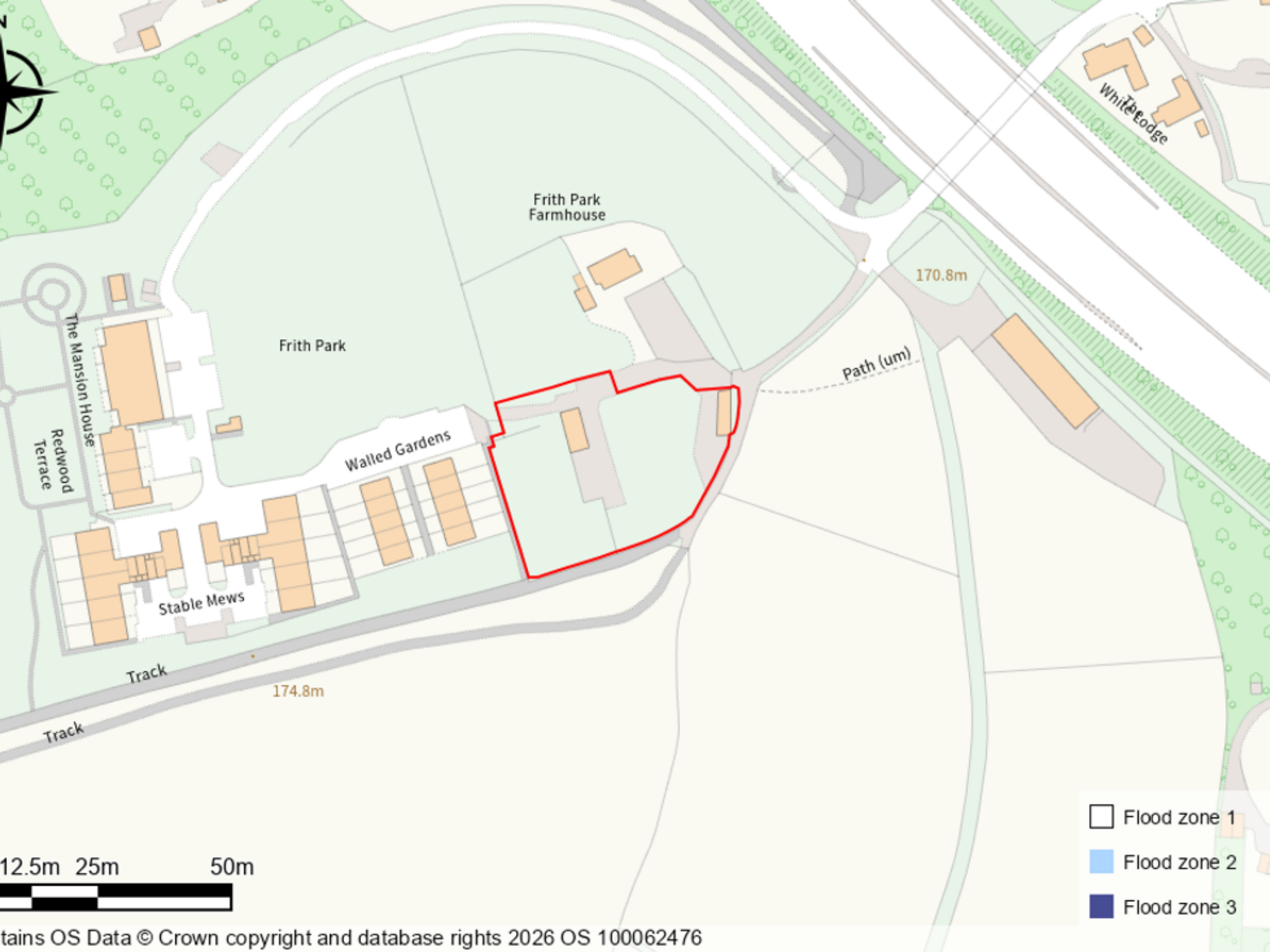
At first-floor level, the property provides further open-plan office accommodation, with restricted head height to parts.

THE PIGGERY

The Piggery comprises a detached office building extending to approximately 461 sq ft NIA.

Internally, the accommodation provides an open-plan office with tiled flooring, together with a fitted kitchenette incorporating an inset basin and a separate WC.





PRICE

The Freehold interest is available for £320,000 subject to contract

RATEABLE VALUE

The property has been assessed and the Rateable Value is £28,000. Interested parties are advised to make their own enquiries with the Local Authority rating department

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property known as The Stables has an EPC rating of C (71) and The Piggery B (37) which are valid until 22nd January 2029 & 19th December 2032



CONTACTS



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**PANTERA
PROPERTY**



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DISCLAIMER

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Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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