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**FOR SALE
(MAY LET)**

OFFICE (7,472 SQ FT) SET IN 2.7 ACRES WITH REDEVELOPMENT POTENTIAL
Dovenby Hall, 271 Balcombe Road, Horley, Surrey, RH6 9UU

Guide Price: £2,000,000 Period Office and Surrounding Grounds For Sale (May Let)

DESCRIPTION

The property comprises a period detached former house with various extensions now in office use over 2 floors set in 2.7 acres, to be sold with Vacant Possession. Opportunity to purchase an additional 7.1 acres of farm/development land to the east of the main plot.

The main office building benefits from ample car parking, central heating with air conditioning and a ventilation system in part, single glazed with supplementary glazing, impressive grounds with electric gates.

LOCATION

The property is located just off the Balcombe Road approximately 1 mile to the south of Horley town centre and 5 miles to the north of Crawley town centre. The M23 is nearby and the M25 is approximately 8 miles away.

Public infrastructure - Gatwick Airport is approximately 1 mile to the west which can be accessed via foot however is slightly further via road.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground floor	5,414	503
First Floor	2,057	191
TOTAL	7,472	694

AMENITIES

- A period detached former house with later extensions
- Office use over 2 floors set in 2.7 Acres (additional 7.1 acres may also be available)
- Impressive grounds with electric security gates
- Ample car parking
- Central heating with air conditioning and a ventilation system in part
- Single glazed with supplementary glazing

PRICE/RENT

Freehold - £2,000,000.
Rent - on Application.

RATES

The current Rateable Value (2023 list) is £129,000.

VAT

The premises have not been elected for VAT and VAT will not 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 – 105.



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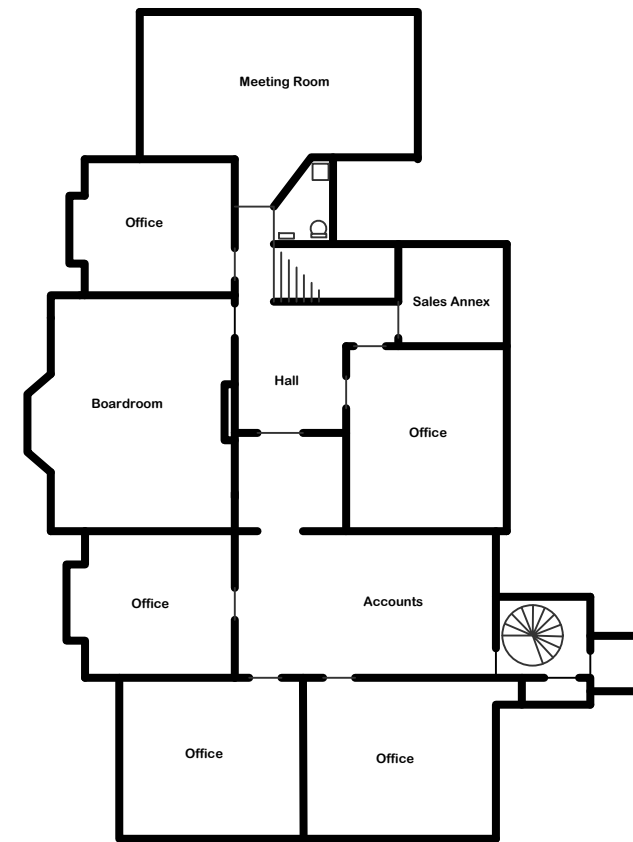
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Ground Floor



First Floor

NOTES

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2. All contractors and sub-contractors must verify sizes and conditions on site before work commences.
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Drawing
Floor Plans

Scale	Date	Drawn	Checked
1:200@ A3	JUN 21	HB	-

Job Number	Number	Revision
-	001	-

