

OFFICE/SHOWROOM
TO LET

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G&P PROPERTY
COMMERCIAL FOCUS

 **Bluebell Barn C**
Priory Farm, Sandy Lane, South Nutfield, RH1 4EJ



**OFFICE/SHOWROOM
TO LET**

223.75 SQ M (2,408 sq ft)

- Rare opportunity to let space in this well-established commercial site.
- Available immediately
- Flexible space that would suite a variety of uses.
- Secure site with abundant parking.

Viewing by appointment

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Location

Bluebell Barn is located on the Priory Farm Estate in South Nutfield approximately 2 km (1.2 miles) east of Nutfield Village, 4 km (2.5 miles) east of Redhill, 6km (3.7 miles) west of Godstone

Description/Accommodation

The property benefits from excellent road connectivity, lying just off the A25, which provides convenient east-west access between Guildford to the east and Maidstone to the west, while Junction 6 of the M25 is approximately 5 km (3 miles) to the east and Junction 8 of the M23 around 8km (5 miles) to the west, offering fast connections to the national motorway network, Gatwick Airport and the wider South East.

Internal Area

Net internal areas as follows:

Total	223.75 sq m	2,408 sq ft
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Terms

The premises are available on a new effectively full repairing and insuring lease at an initial rent of £49,500 per annum exclusive.

VAT

The above rental is exclusive of VAT if applicable.

Service Charge

The office is subject to an annual service charge of £x.

Business Rates

The Valuation Office Agency website describes the premises as 'Showroom & Premises' with a 2026 rateable value of £48,000.

Legal costs

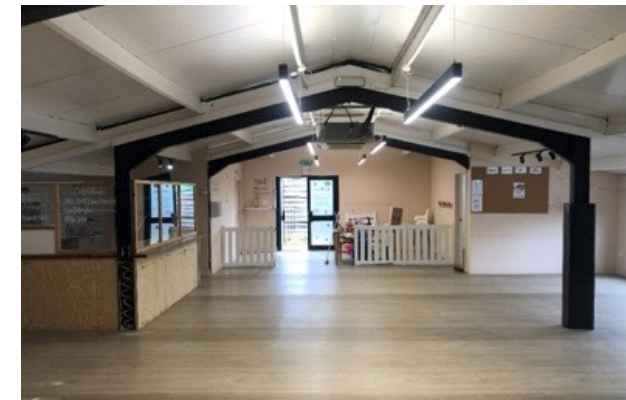
Each Party to be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

The premises has an EPC rating of C (61)



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Property Misdescriptions Act

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