



**HIGHAMS HILL FARM, SHEEP BARN LANE, WARLINGHAM, SURREY CR6 9PQ**

LIGHT INDUSTRIAL WAREHOUSING TO LET IN WARLINGHAM





**Unit 5**

- Three light industrial warehouses to let on secure estate
- 24/7 access, CCTV & roller shutters to each unit
- Unit 5 - 5,651sqft, Unit 6 - 16,092sqft & Unit 8 - 9,365sqft
- Close proximity to Biggin Hill Airport
- Six miles to both Jct 4 & 6 of the M25
- Guide Rents from £13 per sqft

### **Description**

Highams Hill Farm is a versatile, family-owned rural estate in Warlingham, Surrey, offering a strategic mix of countryside tranquility and excellent connectivity to Greater London and the Home Counties. Situated on Sheepbarn Lane, the site serves as an established hub for commercial use.

The estate features security gates and CCTV monitoring, with the added benefit of on-site management.

Each of the available units are insulated steel frame with polished concrete floors, 3 phase electrics and electric roller shutters.

### **Location**

Highams Hill Farm is situated just off the junction where Sheepbarn Lane meets Jewels Hill. There is a short access road with security gates that opens up into the wider estate.

The site is moments from both New Addington and Biggin Hill Airport. Local bus routes include the 320 which serves Biggin Hill and is a just under a mile from the site.

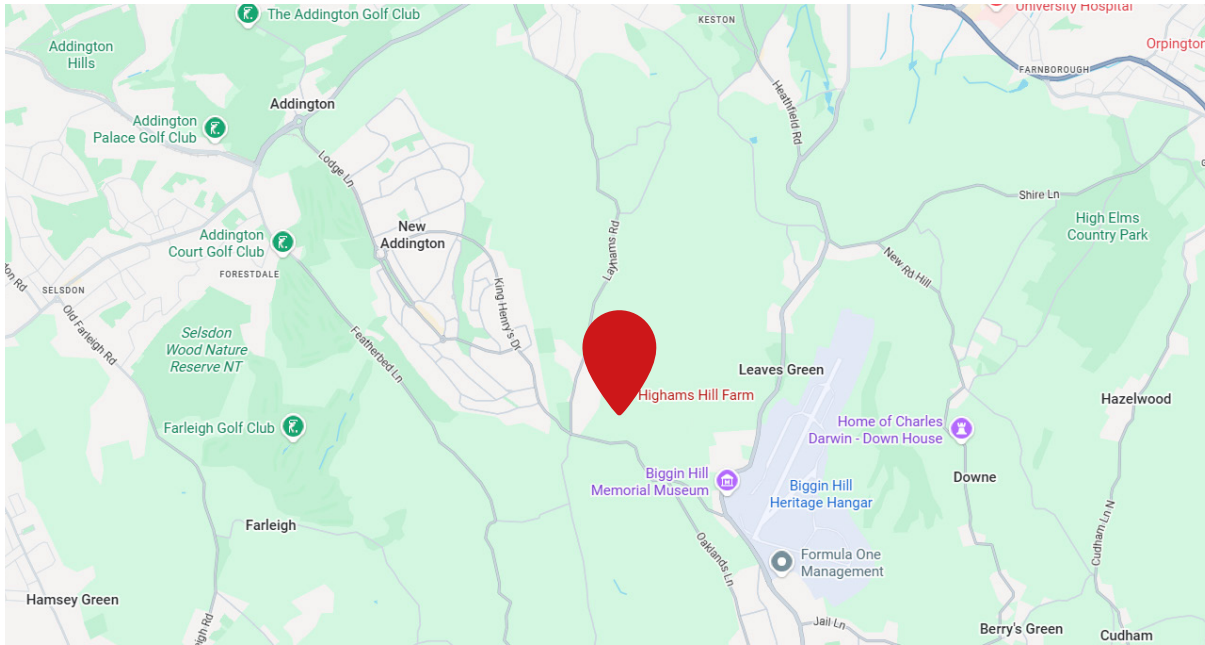
For vehicular access and HGVs, access to the M25 Jct 4 is via A233 and A21 and Jct 6 via B269 and A22.



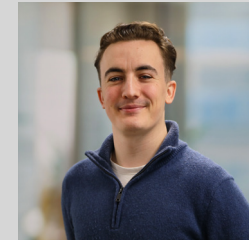
Unit 6



Unit 5



## Contact



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## Further Information

**Terms** Offers are invited for long term leases (5+ years) with rents guided from £13 per sqft. For unit specific rents please contact Acorn Commercial.

**Business Rates** The rateable values for each of the units, as of 1st April 2026, are as follows:  
Unit 5 - £34,000  
Unit 6 - £92,500  
Unit 8 - £56,000

For the 2026/27 financial year starting 1 April 2026, business rates for light industrial properties in England are calculated using new, lower multipliers following a revaluation. The small business multiplier for light industrial properties is 43.2p (RV < £51k) and the standard multiplier is 48.0p (£51k-£499,999).

**Available On Request** Further details regarding the service charge, EPCs and estimated bills can be provided upon request.

**Viewings** All viewings are strictly by prior appointment with Acorn Commercial, Investment & Development.



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