

UNIT 3, HAVENBURY ESTATE, STATION ROAD, DORKING

RH4 1ES



INDUSTRIAL UNIT TO LET

**£15,500 pax
(passing rent)**



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Ground Floor 70.10 sq m (755 sq ft)
- Full depth mezzanine 62.27 sq m (670 sq ft)
- Total 132.37 sq m (1425 sq ft)
- Latterly redecorated & recarpeted internally

This modern industrial unit is situated on a small industrial estate on the North West side of Dorking close to Dorking West Station and within easy reach of the town centre and other local amenities. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION

The unit has been latterly redecorated and mezzanine recarpeted and is currently arranged as a trade Counter/warehouse with WC and tea point to the rear of the warehouse with almost full depth mezzanine Access is via roller shutter and pedestrian door to the front plus rear fire pedestrian fire escape.

- Ground Floor – production/storage area 70.10 sq m (755 sq ft)
- Mezzanine Floor – storage/office 62.27 sq m (670 sq ft)
- Roller Shutter Door 11'5" opening height
- 2 forecourt loading/parking spaces

LEASE TERMS

The premises are available by way of an assignment of the existing full repairing and insuring lease granted for a term of 5 years from 3 February 2022. If required, a new lease may be available on new lease terms by negotiation. There is also a service charge for the upkeep of the estate for which Unit 3 contributes a proportion.

RENT

£15,500 (passing rent) per annum exclusive.



* Please note photographs shown are of the Unit vacant prior to the current letting due to high volume of contents.

VAT

We are advised that the premises is not elected for VAT at present.



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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AVAILABILITY

We are advised by the current Tenant that they can give up occupation soonest to suit a new tenant's timing.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£11,500
Uniform Business Rate	£0.49.9 (1 April 2023 – March 2024)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated D (85) and is valid until 19.10.2028. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons, telephone 01306-884685.



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