

UNIT 1, HAVENBURY ESTATE, STATION ROAD, DORKING, RH4 1ES



INDUSTRIAL UNIT TO LET

£15,000
PER ANNUM EXCLUSIVE



Reigate

1 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 822 sq ft (76.36m²)
- Mezzanine 207 sq ft (19.23m²)
- Total 1029 sq ft (95.59m²)
- Versatile space
- Available from early September 2024

This modern end terrace 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. Dorking itself is at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION

The unit is currently arranged as workshop with a mezzanine plus WC to the rear. Access is via roller shutter and pedestrian door to the front plus fire escape.

- Ground Floor – production/storage area (822 sq ft) 76.36m²
- Mezzanine Floor – storage/office (207 sq ft) 19.23m²
- Roller Shutter Door 11'5" opening height
- 2 forecourt loading/parking spaces

TOTAL GROSS INTERNAL AREA 1029 SQ FT (95.59m²)

RENT

£15,000 per annum exclusive for the new lease.

LEASE TERMS

A new lease to be granted for a term of five years outside of the security provisions of the Landlord & Tenant Act 1954 and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

AVAILABILITY

Available from early September 2024.

VAT

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

COSTS

Each party are to be responsible for their own legal costs in the matter.

BUSINESS RATES

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

Rateable Value	£10,750
Uniform Business Rate	£0.49.9 (April 2023 – present)

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 (96) and is valid until 25.3.29. A full copy of the EPC is available upon request.

VIEWING

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



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. Regulated by RICS

