

**UNIT 3, HAVENBURY ESTATE, STATION ROAD, DORKING**

**RH4 1ES**



**INDUSTRIAL UNIT TO LET**

**£14,500**

**PER ANNUM EXCLUSIVE**



**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)
- Newly decorated & 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 newly redecorated and recarpeted is currently arranged as a trade counter with almost full depth mezzanine plus WC and tea point to the rear. Access is via roller shutter and pedestrian door to the front plus 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

### RENTAL

£14,500 per annum exclusive.



### VAT

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

### THE LEASE

A new lease for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis. There is also a service charge for the upkeep of common parts, insurance etc.

### AVAILABILITY

The premises are available from 1<sup>st</sup> November 2018 following existing Tenants departure during Oct

### COSTS

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



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#### ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

#### Misrepresentation Act 1967

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## **BUSINESS RATES**

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

Rateable Value                    £9,400  
Uniform Business Rate        £0.493 (April 2018 – March 2019)

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). A full copy of the EPC is available upon request.

## **VIEWING**

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



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