



**Building C, Station Road, Dorking,
RH4 1HJ**

STORAGE UNIT

**TO
LET**

PROPERTY SUMMARY

- **Ground floor storage unit**
- **Parking / loading bay**
- **Total floor area 959 sq. ft (89.1 sq.m)**
- **Immediately available**
- **New 2 year lease available at £6,000 pa** (subject to contract)

LOCATION

The property fronts Station Road and forms part of an established light industrial / business area situated just to the North of Dorking town centre. The location provides easy access to the A25 and A24 as well as Junction 9 of the M25. Dorking Deepdene and Dorking Railway Stations are located less than 1 mile to the north west.

DESCRIPTION

Basic ground floor “wind and watertight” storage building arranged as three main rooms together with a rear area. Access is via a front entrance with double timber doors and six steps leading up from Station Road. The unit benefits from electricity and a single parking / loading bay immediately in front.

The accommodation and gross internal floor areas are as follows:-

Main Storage Rooms	830 sq.ft	(77.1 sq.m)
Rear Area	<u>129 sq. ft</u>	<u>(11.9 sq.m)</u>
Total	959 sq.ft	(89.1 sq.m)

Outside Single parking / loading bay

TERMS

Available to let on a new, internal repairing and insuring lease for an initial term of 2 years at a rent of £6,000 per annum exclusive. There may be potential to extend the lease after the initial 2 year period.

VAT

We understand that VAT is applicable to the rent.

RATES

To be assessed. Further enquiries in this regard should be made to Mole Valley District Council.

LEGAL COSTS

Each party is to bear their own legal costs

EPC

Awaited

For further information or to view please contact

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