



**Workshop 3, Curtis Road  
Dorking, RH4 1DY**

**Vehicle Repair Workshop  
/ Light Industrial / Storage**

**TO  
LET**

## PROPERTY SUMMARY

- **Ground floor vehicle repair workshop / light industrial unit with mezzanine**
- **Wide double loading doors**
- **Yard space with 3 / 4 parking spaces**
- **Total floor area including mezzanine 2,154 sq.ft (200.1 sq.m)**
- **Excellent eaves height of 25'7" (7.8m)**
- **New 2 year lease available at £19,500 pa (subject to contract)**

## LOCATION

Curtis Road is 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 & ACCOMMODATION

This former vehicle workshop benefits from excellent eaves height (25'7" / 7.8m), good natural light, wide double loading doors, 3-Phase power and a solid mezzanine area. The unit benefits from a yard area providing parking for between 3-4 vehicles. The property will be cleared out prior to occupation. Potential to install single toilet pod (no toilet currently). The accommodation and gross internal floor areas are as follows:-

### Ground Floor

Workshop / Storage                      1,783 sq.ft              (165.6 sq.m)

### First Floor

Mezzanine                                      371 sq.ft                      (225.4 sq.m)

### Outside

Yard space with potential for 3 / 4 parking spaces.

## TERMS

The premises are available to let on a new, internal repairing and insuring lease for an initial term of 2 years at a rent of £19,500 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**

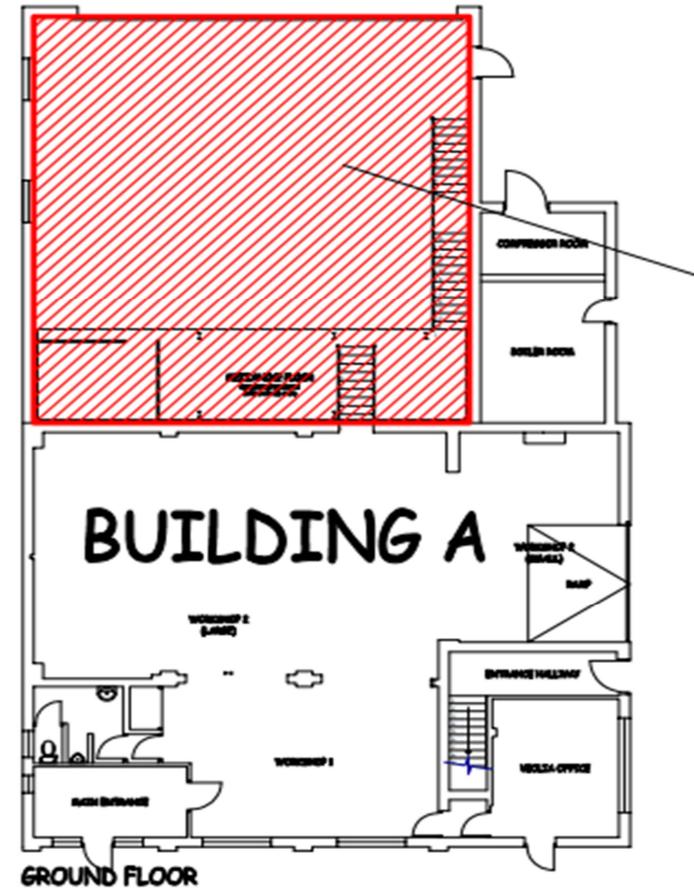
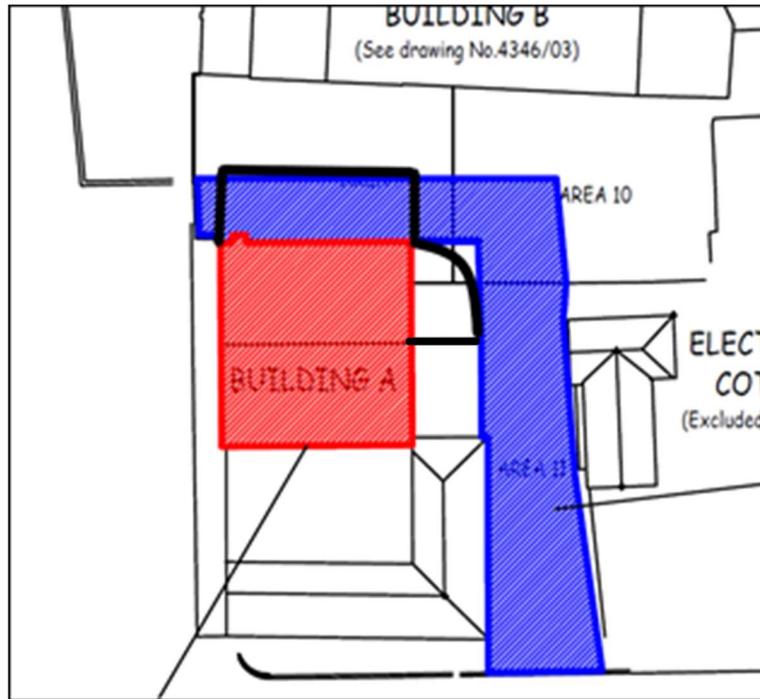
**Joe Yorke Bsc Hons Tel: 01737 222835**

**Email: [joe@raynerscommercial.com](mailto:joe@raynerscommercial.com)**

**Chris Richards MRICS Tel: 01737 222835**

**Email: [chris@raynerscommercial.com](mailto:chris@raynerscommercial.com)**

**Not to scale. For indicative purposes only – Workshop 3 hatched red**



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