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Units 6 & 7 Old Char Wharf, Dorking, Surrey RH4 1EF

Light Industrial / Warehouse Units

TO LET

PROPERTY SUMMARY

- **Self-contained Light Industrial / Warehouse units**
- **Unit 6 - 816 sq.ft (75.8 sq.m)**
- **Unit 7 - 816 sq.ft (75.8 sq.m)**
- **2 parking spaces with each unit**
- **Versatile accommodation with roller shutter access**
- **Situated on a small, well-established development**
- **Excellent location with close proximity to Dorking West Station**
- **Rent £12,500 per annum per unit or £25,000 per annum for both units**

LOCATION

Dorking is an attractive and historic market town which is well positioned at the junction of the A25 (between Guildford and Reigate) and the A24 (between Leatherhead and Horsham). Junction 9 of the M25 at Leatherhead 15 minutes drive away. Old Char Wharf is situated within an established industrial area to the Noth East of the town centre off Station Road and less than 500 yards from Dorking West Station. Dorking Station is less than 1 mile to the East.

DESCRIPTION

Self-contained versatile industrial units offering clear rectangular space which is suitable for light industrial use or storage, in close proximity to Dorking West Station. The units benefit from large roller shutter doors, concrete floor, insulated roof and 2 parking spaces with each unit. There are communal WC's next door servicing the estate.

TERMS

The units are available either individually or together on a new full repairing and insuring lease for a term to be agreed as follows (Subject to Contract):

Unit	Sq.ft	Sq.m	Rent
Unit 6	816	75.8	£12,500 pa
Unit 7	816	75.8	£12,500 pa

Interested parties should note that there is an annual estate service charge payable of approximately £1,150.

VAT

We understand that VAT is not applicable to the rent and other outgoings.

BUSINESS RATES

The Valuation Office Agency Website describes the property as "Workshop & Premises" and advises that the 2026 Rateable Value is £10,750 in respect of Unit 6 & £12,250 in respect of Unit 7. The current UBR is 49.9 pence in the £**.** Further enquiries in this respect should be made to Mole Valley District Council.

EPC To be assessed

COSTS Each party is to bear their own legal costs.

For further information or to view please contact

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