

**CARRIMED HOUSE, GLEBELANDS CENTRE, DORKING, SURREY  
RH4 3YX**



**MODERN INDUSTRIAL UNIT  
WITH STAFF CAR PARK - TO LET**

**£ 105,000 + VAT  
PER ANNUM EXCLUSIVE**



**Reigate**

1 bancroft road reigate surrey RH2 7RP  
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**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
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- Warehouse/stores/workshop 4,828 Sq Ft (448.55m)
- Mezzanine 2429 Sq Ft (225.67m) that can be retained or reconfigured.
- 18 ft/ 5.5m eaves height & 8.5ft/2.6m under mezz
- 3 phase power, three loading doors, loading apron
- 12 car parking spaces

Situated on part of the town's one-way traffic system, this modern industrial unit forms part of the larger Glebeland Centre and is within ten minutes' walk of Dorking town centre.

**T 01306 884685**

## **ACCOMMODATION**

Carrimed House provides high quality industrial accommodation suitable for a variety of uses subject to any necessary planning consents. The space is in essence a rectangular building currently fitted with a mezzanine across the east side of the building approx 2429 sq ft which can be used extended or remodelled or removed to suit a new occupier. Internally there are currently male & female WCs and kitchenette/staff mess room and partitioned offices. The unit is accessed via three sets of roller shutter doors and pedestrian doors and loading bay to the front. There are 12 car parking spaces in the undercroft within the estate.

Industrial full height	4,828 sq ft	448.55 sq m
Under Mezzanine	2,429 sq ft	225.67 sq m
Mezzanine	2,429 sq ft	225.67 sq m

**TOTAL 9686 sq ft (900 m<sup>2</sup>) GIA**



## **RENT**

£105,000 per annum exclusive plus VAT at the prevailing rate (based on £15psf for full height and apportioned for mezzanine and restricted height areas).

## **AVAILABILITY**

The premises are available NOW

## **VAT**

This property is elected for VAT.

## **COSTS**

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

## **BUSINESS RATES**

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

Rateable Value	£179,000
Uniform Business Rate	£0.55.5 (1 April 2025 to 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 E (115) and is valid until 13.1.2034. A full copy of the EPC is available upon request.

## **VIEWING**

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



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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