

Interpet House Dorking Surrey



A versatile office warehouse/showroom to let on the A25 alongside National Companies



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A substantial commercial building offering versatile office, showroom and warehousing space.

Prominent road frontage for business presence.

Situated in Glebelands Centre RH4 3YX for extra security.

Suitable for a wide variety of uses under the existing mixed use Classes of E, B2 and B8 and other uses including motor trade, subject to any use class amendments.

Flexible office space up to 5447 sq ft. [506m²] with at least 11 parking spaces.

Warehouse/showroom 9676 sq ft. [899m²] with optional mezzanine floor 7663 sq ft. [712 m²] and allocated parking for 15 cars.

To position your business in one of Dorking's most desirable commercial locations contact Robinsons.

Main Building

Location

Dorking is a market town situated at the junction of the A24 and A25. Junction with the M25 is at Leatherhead about 5.5 miles North on the A24.

Situated on part of Dorking's one-way system, this site is on the same road as major national companies such as Wickes, Lidl, Kwik Fit and Tool Station, and is passed by all traffic going west on the A25 main road.



Accommodation

Interpet House provides a substantial mix of business and warehousing space and is located in a prominent position within Glebelands Centre, a business park within the secure gated site [the gates are locked and unlocked under contract but 24/7 key access is offered to all occupants]. The building has been occupied since 1985 by Interpet Limited who were recently taken over. There are additional spaces on site subject to negotiation.

The Offices

The reception area adjoins the ground floor office. All three floors are suitable for offices or meeting rooms and have ancillary toilet facilities. The offices are bright and triple aspect in many sections. Most of the office space has air conditioning. There are 11 parking spaces in front of the building. Areas are as follows:-

Ground floor offices	1905 sq ft.	177 m ²
First floor offices	2390 sq ft.	222 m ²
Second floor offices	1152 sq ft.	107 m ²

Plus kitchen, stores and ancillary areas.

The office area to be occupied could be subject to discussion

The Warehouse/Showroom



The Warehouse

The warehouse element is 'L' shaped with three roller shutter loading doors and would eminently make a good showroom. The eaves are adequately high. A mezzanine floor part covers the ground area but this could be removed if not required by the occupant. There are male and female toilets within the building and 3 phase power is installed. Areas are as follows:-

Ground floor full area	9,676 sq ft.	899 m ²
Mezzanine area	7,663 sq ft.	712 m ²
Total square feet inc. Mezzanine	17,339 sq ft.	1,611 m ² Net Internal Area [NIA]
Height to eaves from ground floor	18 ft.	5.5 m

Location



Key

Interpet House

Tile and Stone Direct

Tool Station

Kwik Fit

Lidl

Wickes

A25

Rent

Rent for offices and warehouse combined
£160,000 per annum exclusive plus VAT at the prevailing rate.

Availability

The premises are available with vacant possession.

VAT

The property is elected for VAT.

Costs

Each party to bear their own legal costs in the transaction

Business Rates

The business rates would be assessed by the VOA dependent upon the use of the tenant.

Energy Performance Certificate [EPC]

The EPC has been rated D [94] and is valid until 11.01.2034. A full copy of the EPC is available on request.

Viewing

Strictly by appointment with the Landlord's Sole Agents Robinsons.



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