

UNIT 2

CHAPEL LANE | DORKING

RH4 3PJ



RECENTLY REFURBISHED INDUSTRIAL UNIT TO LET

TO LET - 1,953 SQ FT (181.44 SQ M)



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hurstwarne.co.uk

KEY BENEFITS

- Recently Refurbished to a High Standard
- Loading Doors
- Kitchenette
- 3 Parking Spaces

LOCATION

Located in the picturesque setting of Westcott, Dorking, this industrial unit is situated within the well-established Chapel Lane Works. The area offers easy access to the A25 and is in close proximity to the M25, making it an ideal location for businesses seeking connectivity to London and the South East.

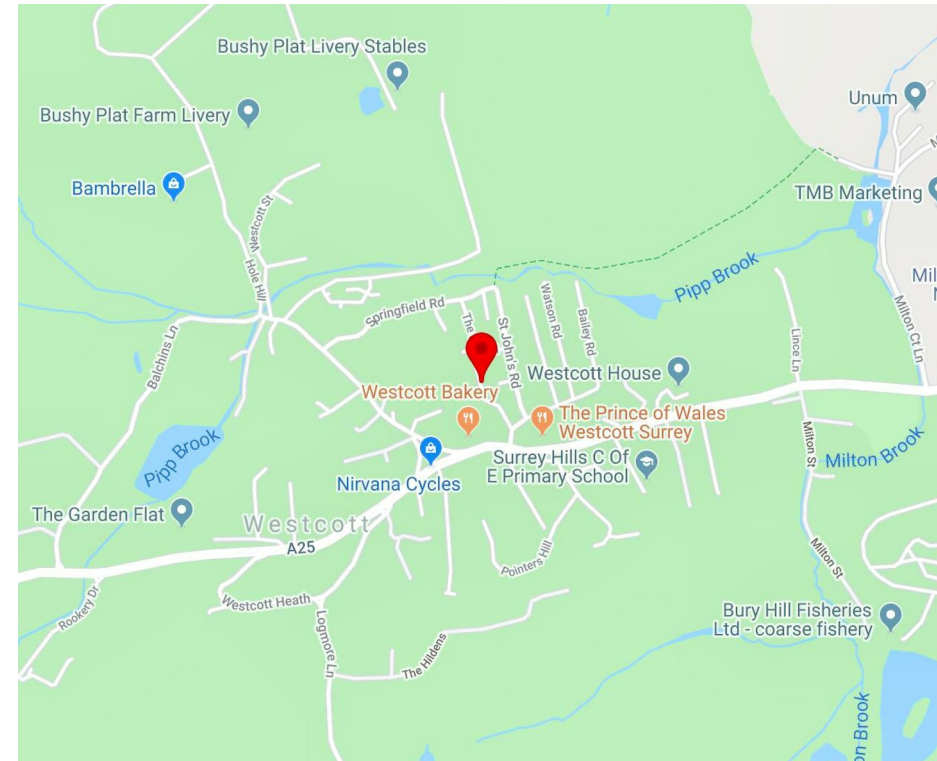
The location benefits from being close to the amenities of Dorking, including shops, cafes and other services. Dorking is located 2 miles east of Unit 2 and provides access to Junction 9 of the M25 via the A24. Its mainline station provides frequent services to London Bridge, Victoria and Waterloo.

DESCRIPTION

This recently refurbished industrial unit boasts a modern and clean appearance, providing an excellent working environment for a variety of business needs. The unit has been made open-plan and benefits from an abundance of natural lights thanks to the large windows and skylights.

The unit also includes a new kitchenette as well as 2 WCs.

The property benefits from a concrete yard/parking area to the front of the property, which includes 3 allocated parking spaces.

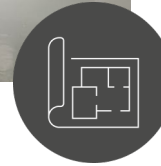


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SUMMARY

- Rent: £32,500 per annum
- Available Size: 1,953 sq ft
- Rates Payable: £8,483 per annum
- Service Charge: £1,921.19 per annum
- EPC: D (91)

TERMS

The premises are available by way of a new lease on terms to be agreed.

VIEWINGS & INFORMATION



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ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Industrial	1,953	181.44	Available
TOTAL	1,953	181.44	

Floor areas are approximate NIA

SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable.

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RICS



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