



LIGHT INDUSTRIAL UNIT TO LET

HS EDWARDS
HUGGINS STUART

UNIT 9 OLD CHAR WHARF, DORKING, RH4 1EF
£14,000 PAX

**Unit 9 Old Char Wharf,
Dorking, Surrey, RH4 1EF**
TO LET
Approx 1,740 sqft (161.69 sqm)

DESCRIPTION

Opportunity to occupy a self-contained industrial unit suitable for storage or light industrial use in close proximity to Dorking West Station. The unit benefits from two large roller shutter doors, a mezzanine floor, 3-phase electricity supply, allocated parking and communal WCs servicing the estate.

Warehouse	1,136 sqft	105.53 sqm
Mezzanine Storage	604 sqft	56.16 sqm
TOTAL	1,740 sqft	161.69 sqm

RENT

£14,000 per annum exclusive.

LEASE

A new Lease, terms to be agreed.

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). Access to the national motorway is available via Junction 9 of the M25 at Leatherhead, less than 15 minutes' drive away. Dorking has 3 railway stations providing services to Central London, London Bridge, London Waterloo and Gatwick Airport. Old Char Wharf is situated off Station Road less than 500 yards from Dorking West Station.

RATES

Rateable value: £8,100 (information taken from Valuation Office website).
Non-domestic uniform rates payable at 49.1p in the £ (2019/20).

LEGAL COSTS

A proportion of the Landlord's legal costs to be paid by the incoming Tenant.

VIEWING

Strictly by appointment via sole agents Huggins Stuart Edwards.

CONTACT

Huggins Stuart Edwards - Epsom Office
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DATE
August 2020

FOLIO NUMBER
20074(CL)

SUBJECT TO CONTRACT
Important: See Disclaimer Notice to the Right.



**HUGGINS STUART
EDWARDS**

**COMMERCIAL ESTATE AGENTS
PROPERTY CONSULTANTS**

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