



Owen
Isherwood
CHARTERED SURVEYORS

TO LET

Prime Town Centre Class "E" Unit with Parking
Suitable for a Variety of Uses

1427.72 sq. ft - 3,459.19 sq. ft

Constable Court, Dene Street, Dorking RH4 2DP



- Town Centre Character Class “E” Unit
- Available on a new Lease with terms to be agreed
- Suitable for a variety of uses
- Parking area included with access via Dene Street

LOCATION

Situated in the heart of Dorking Town Centre the subject property is accessed via Dene Street and includes a small forecourt and side parking area adjacent to the unit. The property is located close by to Dorking West, Dorking Deepdene and Dorking mainline stations, with regular services between the South Coast and London. The A24 is also located close by offering similar transport links by road.

DESCRIPTION

The property is a two storey brick building with small forecourt and parking area. Internally the space has currently been fitted out in a more cellular fashion, via studwork partitioning, but this could easily be removed to offer open plan space. There are character features throughout, with the space generally carpeted throughout with a mix of fluorescent and LED lighting. There are kitchenette and WC facilities located on both floors.

ACCOMMODATION

Available	Sq. Ft	Sq. M
Ground Floor	2,031.47	188.73
First Floor	1,427.72	132.64
Total	3,459.19	321.37

RENT

£45,000 p.a. for the whole.

Available on a new Lease with terms to be agreed.

RATES

Rateable Value: £38,000
Payable (23/24): £18,962

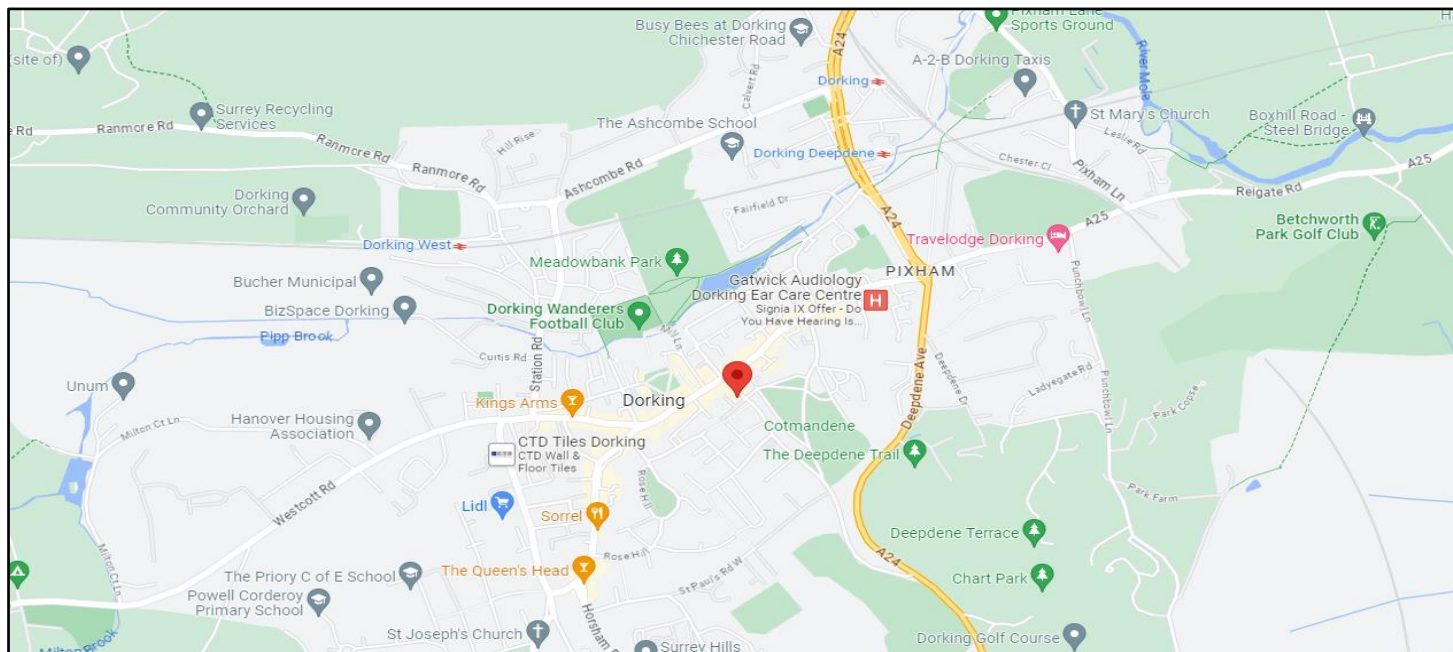
Further enquiries to be made with the Local Authority.

EPC

E – 104

LEGAL COSTS

Each party to bear their own legal costs



These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated.

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