

Unit 1 The Alma Building, Brewerstreet Dairy Business Park
Flexible Class E Unit

TO LET

White Est. 1817
& Sons



- A recently refurbished flexible Class E unit
- Available to let immediately
- Ample onsite parking available
- Available for £19,250 per annum exclusive
- Net internal floor area 1,131 sq.ft (105.07 sq.m)

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The subject property is located within the rural setting of the recently converted Brewerstreet Dairy Business Park, which is located to the north of the village of Bletchingley. The premises benefits from good road connections with the A25 being located approximately 0.9 miles distant to the south. Junction 6 of the M25 is located circa 3.6 miles distant to the east. Redhill mainline train station is located approximately 3.5 miles distant to the west and offers frequent and direct services to London Bridge, London Victoria, Waterloo and East Croydon. Gatwick Airport can be found circa 10.6 miles distant to the south.

Description & Accommodation

The premises comprises a single storey end of terrace office unit, of brick construction, under a pitched roof.

The office unit presents very well and comprises two large office spaces, with a separate kitchen and accessible toilet facilities. The unit benefits from carpet tiles to the floor, painted walls, double glazed timber windows, suspended ceiling, perimeter trunking and storage heaters.

There is ample parking available onsite.

The premises have the following net internal floor areas:

Office space	1,097 sq.ft	101.91 sq.m
Kitchen	<u>34 sq.ft</u>	<u>3.16 sq.m</u>
Total:	1,131 sq.ft	105.07 sq.m

Terms

The subject premises is available to let on a new full repairing and insuring lease at an asking rent of £19,250 per annum exclusive.

The property is subject to a service charge.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT which is applicable.

Costs - Each party are to pay their own fees in relation to the new lease.

EPC - B (39)

Business Rates

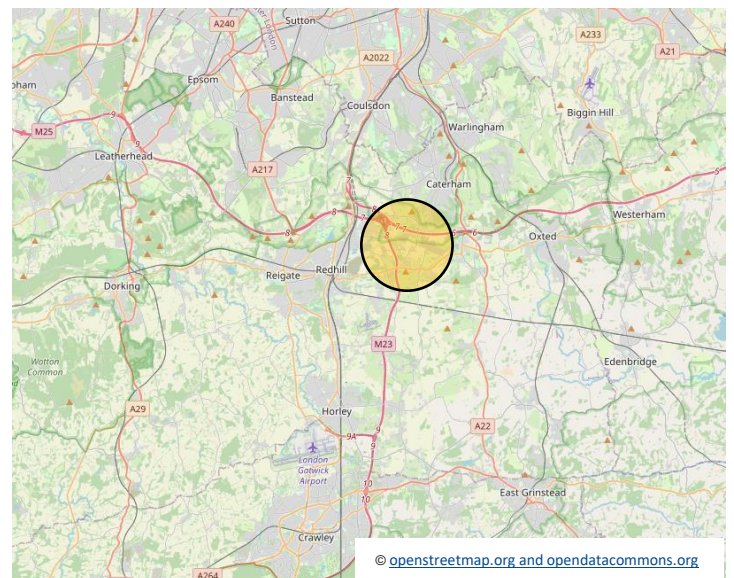
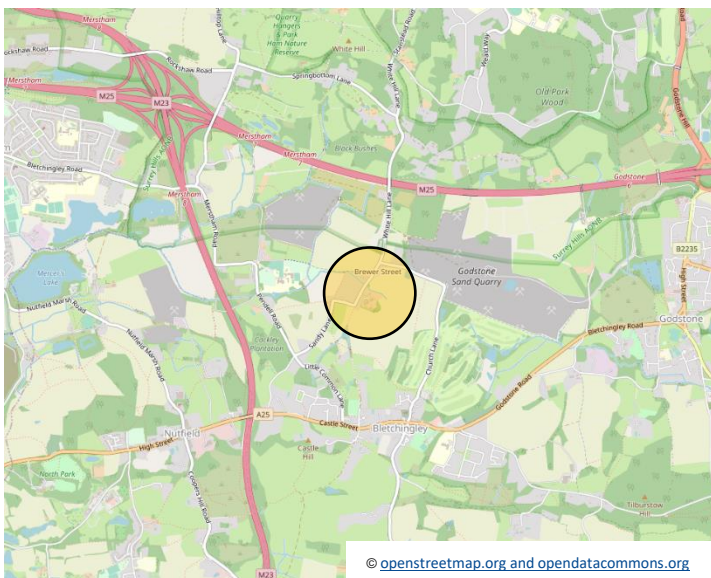
The Valuation Office Agency describes the premises as 'Business unit and premises', with a 2023 rateable value of £16,000. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell - Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

Tel: 01306 743344

www.whiteandsons.co.uk

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