

Newrella House, Curtis Road, Dorking RH4 1DY
Flexible Class E Unit

TO LET

White Est. 1817
& Sons



- Flexible Class E Unit available immediately
- Good location close to Dorking Town Centre
- Junction 9 of the M25 located 6.6 miles to the north
- Gross internal area of 828 sq.ft (76.92 sq.m)
- Rent £17,500 per annum exclusive

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



Estate Agents & Property Consultants | Lettings & Management | Commercial Property | Block Management
Rural Property Services | Professional Valuations | Planning Consultants | Land & New Homes

Location

The premises are situated in The Old Water Yard, located at the entrance to Curtis Road.

Dorking benefits from good road and rail connections with Junction 9 of the M25 located just 6.6 miles to the north and the two Dorking train stations are just 1 mile to the north, these provide regular services to Croydon and London station via Redhill.

Dorking is a prosperous, affluent town with a large number of restaurants, bars, pubs and shops including a good mix of national and independent retailers.

Description & Accommodation

The premises comprise a two-storey class E unit, which is currently configured into two separate ground floor and first floor units, with separate entrances. The property can be reinstated into one, subject to the Landlord's consent. The property benefits from toilet and kitchen facilities.

The premises have the following gross internal floor areas:

Ground floor	341 sq.ft	31.68 sq.m
First floor	487 sq.ft	45.24 sq.m
Total:	828 sq.ft	76.92 sq.m
Outside	Parking for three vehicles	

Terms

The premises are available on a full repairing and insuring lease at an initial rent of £17,500 per annum exclusive.

Subject to Contract

VAT - The above rents are quoted exclusive of VAT if applicable.

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

EPC - Awaiting EPC rating.

Business Rates

The Valuation Office Agency describes the premises as 'Business unit and premises'. The ground floor has a 2017 rateable value of £4,450 and the first floor has a 2017 rateable value of £5,900. Further information relating to business rates can be found on the VOA's website.

Viewings

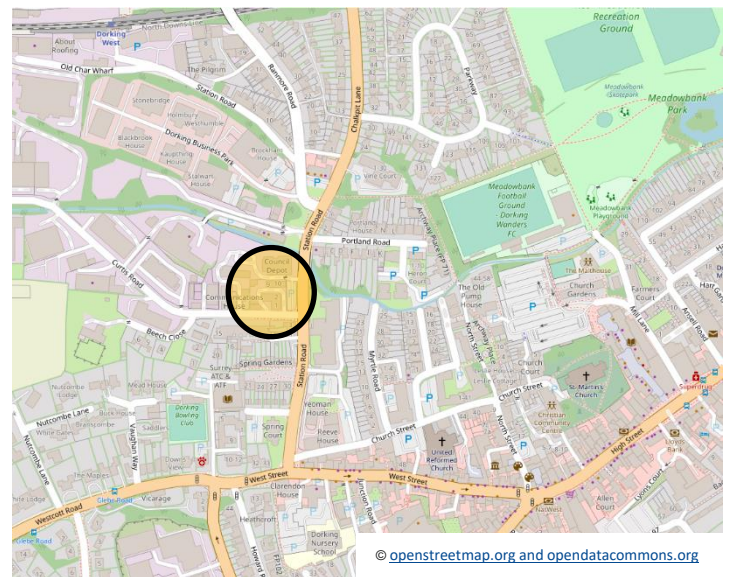
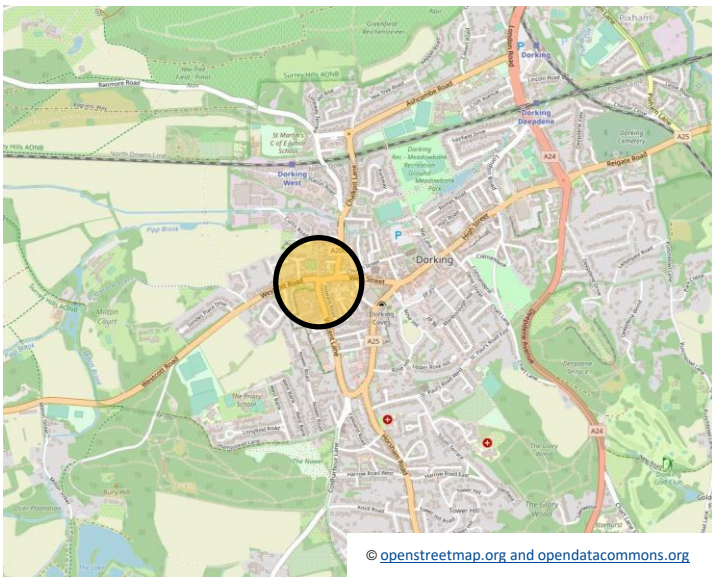
Strictly by appointment with White and Sons:

Alexander Mullett - Tel: 01306 743344

Email: alexander.mullett@whiteandsons.co.uk

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

DISCLAIMER White & Sons for themselves and for the vendor(s) / landlords of this property, whose agents they are, give notice that (i) the particulars and any further information communicated to potential purchasers of the property, or their advisers are provided solely for the purpose of assisting potential purchasers or tenants in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, photographs, references to condition and necessary permissions or licences for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by White & Sons, the seller(s) or owners of the property or any of their respective, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale or letting of the property. No person in the employment of White & Sons or the vendor(s) or owners has authority to make or give any representation or warranty, express or implied, in relation to the property. White & Sons includes any joint agents acting with White & Sons. The price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.