

UNIT 1, HAVENBURY ESTATE, STATION ROAD, DORKING, RH4 1ES



INDUSTRIAL UNIT FOR SALE

**Offers in the region of
£215,000 FREEHOLD**



Reigate

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email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
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- Ground Floor 822 sq ft (76.36m²).
- Mezzanine 207 sq ft (19.23m²).
- Total 1029 sq ft (95.59m²).
- Property sold with full vacant possession.

This modern end terrace industrial unit is situated on a small industrial estate on the North West side of Dorking close to Dorking West Station and within easy reach of the town centre.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION

The unit is currently arranged as workshop with a mezzanine plus WC to the rear. Access is via roller shutter and pedestrian door to the front plus fire escape.

- Ground Floor – production/storage area (822 sq ft) 76.36m²
- Mezzanine Floor – storage/office (207 sq ft) 19.23m²
- Roller Shutter Door 11'5" opening height
- 2 forecourt loading/parking spaces

TOTAL GROSS INTERNAL AREA 1029 SQ FT (95.59m²)

GUIDE PRICE

Offers in the region of £215,000 for the freehold interest subject to contract with full vacant possession upon completion.

VAT

We are advised that the premises are not elected for VAT at present and therefore VAT will not be charged on the sale.

COSTS

Each party are to be responsible for their own legal costs in the matter.

BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£8,800
Uniform Business Rate	£0.504 (April 2019 – March 2020)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated D (96). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons with Martin-Brown, telephone 01306-884685.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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