

UNIT 9, TANNERS COURT, BROCKHAM, SURREY, RH3 7NH



INDUSTRIAL UNIT TO LET

£16,500
PER ANNUM EXCLUSIVE



- **Ground floor 1179 sq ft (109.53 sq m)**
- **Mezzanine 484 sq ft (44.96 sq m)**
- **Roller shutter door**

Situated in a small courtyard style development to the south of Brockham this unit provides production space on the ground floor with ancillary offices above.

The premises are within easy driving distances from Dorking and Reigate with the M25 being accessed via the A24 and A25 roads.

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

ACCOMMODATION

The premises are arranged internally with part full height production space and ground floor office with a metal staircase leading to a mezzanine floor.

Total 1663 sq ft (154.49 sq m) overall gross internal (includes areas under 1.5m in height and stairwell).

Two parking spaces.

RENTAL

£16,500 per annum exclusive.

VAT

We are advised that the premises is not elected for VAT at present.

THE LEASE

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

COSTS

Each party are to bear their own legal costs in the transaction.

BUSINESS RATES

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

| | |
|-----------------------|----------------------------------|
| Rateable Value | £10,500 |
| Uniform Business Rate | £0.493 (April 2018 – March 2019) |

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 (88). 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



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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