

# TILLINGBOURNE COURT DORKING BUSINESS PARK



GERALDEVE

**LEASEHOLD  
BUSINESS UNIT**  
2,836 sq ft / 263 sq m



**Unit 6**  
**Tillingbourne Court**  
**Dorking Business Park**  
**RH4 1HJ**

## Key points:

- gas central heating
- 5.5m clear working height
- roller shutter door
- five car parking spaces
- 3 phase power

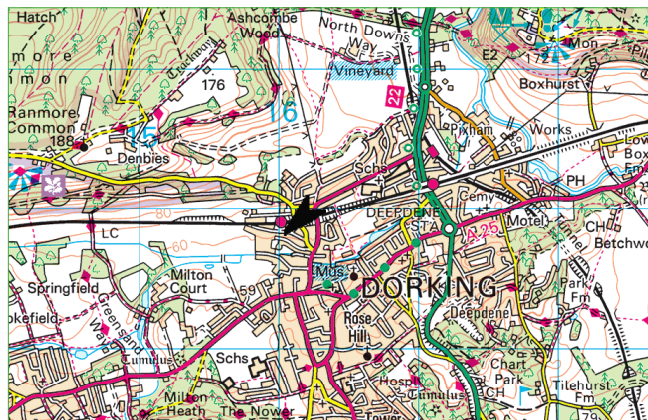
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## Location

Dorking is an attractive market town on the junction of the A25 and A24 between Guildford and Reigate. Access to the national motorway is via J9 of the M25 midway between Heathrow and Gatwick. The town has three railway stations providing services to Central London, London Bridge, London Waterloo and Gatwick Airport.

Dorking Business Park is situated to the north of Dorking town centre and close to Dorking West train station.

## Description

A quality business unit situated in an established business park within walking distance of the town centre. The ground floor provides offices and a warehouse/light industrial area with a mezzanine floor.

## Amenities

### Offices

- gas central heating
- kitchenette
- perimeter trunking
- five car parking spaces

### Warehouse

- 5.5m clear working height
- 2.7m x 4.4 m electric roller shutter door
- 3 phase power
- fluorescent lighting

## Energy performance asset rating

EPC Rating: D - 87

## Accommodation

The Gross Internal Area (GIA) is as follows:

Ground floor	1,759 sq ft	163 sq m
First floor offices	700 sq ft	65 sq m
Mezzanine	377 sq ft	35 sq m
<b>Total excluding mezzanine</b>	<b>2,459 sq ft</b>	<b>228 sq m</b>
<b>Total including mezzanine</b>	<b>2,836 sq ft</b>	<b>263 sq m</b>

## Terms

New lease for a term to be agreed.

## Rent

£36,000 per annum exclusive

## Business rates

RV £30,000

Please verify rateable value, UBR and any transitional adjustments by contacting the local rates office at Mole Valley District Council (01306 885001).

## Viewing & further information

Please contact joint agents:

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