

# UNIT 6 TILLINGBOURNE COURT, DORKING BUSINESS PARK, DORKING RH4 1HB



## WAREHOUSE / BUSINESS UNIT TO LET

2,836 sq ft (263.44 sq m)

### 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 (6 miles). The town has 3 railway stations providing services to London Bridge, London Waterloo and Gatwick Airport. Dorking Business Park is situated to the north of Dorking town centre and adjacent to Dorking West train station.

### Description

An end of terrace business unit situated in an established business park within walking distance of the town centre. The ground floor provides open plan offices with two WCs and access to the warehouse which has been part fitted out with mezzanine floor. At first floor, there are two cellular offices together with kitchen facility

### Rent

£45,000 per annum exclusive

### Accommodation (approx GEA / GIA)

	SQ FT	SQM
Ground Floor	1,759	163.39
First Floor	700	65.06
Mezzanine	377	34.99
<b>Total (including mezzanine)</b>	<b>2,836</b>	<b>263.44</b>

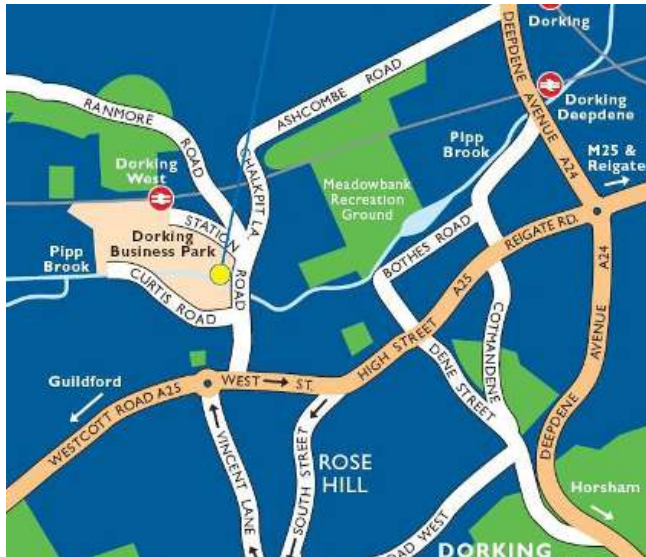
### Key Benefits

- ✓ Roller shutter door 2.75m wide x 4.5 high
- ✓ 5.57m minimum to underside of eaves
- ✓ 5 on-site car parking spaces
- ✓ Security shutters and grills to ground floor windows
- ✓ Alarm



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## Location Plan



## Terms

The property is available by way of a new lease on terms to be agreed.

## Rates

Rateable Value: £30,000

## EPC

D87 – valid until 31 October 2022

## Legal Costs

Each party is to bear their own legal costs.

For further information contact:

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July 2020

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