

FORMER BEARE GREEN SERVICE STATION, HORSHAM ROAD, BEARE GREEN, DORKING, SURREY RH5 4QX

Beare Green Industrial,
Northbound Carriageway,
Horsham Road,
Dorking,
Surrey,
RH5 4QX



- 1 The Workshop + Yard
- 2 The Barn + Yard
- 3 The Fitters Bay
- 4 The House + Garden
- 5 The Springwell Yard
- 6 The Forecourt
- 7 Communal Driveway

SURFACED FORECOURT AND/OR SURFACED YARDS - TO LET

YARDS FROM £6PSF



Reigate

1 bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

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

- Former service station offering secure and surfaced yard space TO LET that is available for a variety of storage uses including transport depot, vehicle storage or container parking.
- Yard space available up to approx. 22,000 sq ft (2041m²)
- Flexible lease terms and variety of yard dimensions
- Option to include the front forecourt facing the busy A24 ideal for car/van sales/van hire
- Available for terms of 1-3 years by agreement

T 01306 884685

THE OPPORTUNITY

We are pleased to offer FLEXIBLE YARD SPACE within the former service station. Our client may look to develop the site in the longer term but for the present we are looking to let compounds, forecourt and yard space plus the workshop/store on flexible lease terms. The site fronts the busy A24 dual carriageway with bold road frontage , offering excellent road access to M25/M23/A24/A25 .

RENT

Guide rent of £6 per sq ft per annum exclusive for open yard space increasing in line if more facilities are required and provided. There is the workshop/store available at a rent of circa £10 psf.

VAT

This property is not elected for VAT and therefore VAT will not be applied to the rent.

THE LEASE

Yard space is available on flexible lease terms to be agreed a new lease for a term by negotiation. The Client will seek a minimum of a one year term with flexibility beyond and all lettings are to be excluded from the security provisions of the Landlord and Tenant Act 1954. The Tenant is to contribute to the cost of external lighting, water and power. Details TBA

COSTS

Each party will be responsible for their own legal costs in the transaction.

BUSINESS RATES

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

Rateable Value	TBA
Uniform Business Rate	£TBA

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

EPC

An EPC is not applicable as these premises are being let as open storage. An EPC can be provided for the workshop.

VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons telephone 01306-884685.



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