

UNIT 2, CHAPEL LANE, WESTCOTT, DORKING, RH4 3PJ



INDUSTRIAL UNIT TO LET

**£32,500 + VAT
PER ANNUM EXCLUSIVE**



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

- Recently Refurbished to a High Standard
- 1,953 sq ft (181.43m²)
- Loading Doors
- 3 Parking Spaces

This modern and clean industrial unit is situated on a small industrial estate just outside Dorking. Dorking itself is at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION

This unit has recently been refurbished and boast a modern clean appearance with an abundance of natural light thanks to the open plan layout and large windows and skylights. Access is through a pedestrian door and twin locking doors to the front.

The unit also includes a new tea-point as well as 2 WC's (one being a DDA compliant WC).

The property benefits from a concrete yard/parking area to the front of the property which includes 3 allocated parking spaces.

TOTAL GROSS INTERNAL AREA 1953 SQ FT (181.43m²)

RENT

£32,500 per annum exclusive for the new lease.

LEASE TERMS

A new lease to be granted for a term of five years outside of the security provisions of the Landlord & Tenant Act 1954 and rent review pattern to be agreed on an equivalent full repairing and insuring basis.

AVAILABILITY

Available Immediately.

VAT

We are advised that the premises are elected for VAT.

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	£27,000
Uniform Business Rate	£0.49.9 (April 2026)

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 (91) and is valid until 21.1.30.
A full copy of the EPC is available upon request.



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Misrepresentation Act 1967

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VIEWING

Strictly by appointment with the Landlord's Joint Sole Agents
Robinsons : 01306-884685 Hurst Warne : 01372 360190



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