



Deals Winner 2011
Most Active Commercial
Property Agent in Surrey

DORKING SELF-CONTAINED INDUSTRIAL/WAREHOUSE UNIT REDUCED RENT

1,377 sq ft (128 sq m)

www.hurstwarne.co.uk



Unit 1A, Chapel Lane Works, Westcott, Dorking, Surrey RH4 3PJ

TO LET - RECENTLY REFURBISHED

- Flexible terms.
- Full height roller shutter door.
- Mezzanine offices to first floor.
- Three phase electricity.

Regulated by RICS



TELEPHONE 01372 360190

Agency • Investment • Development • Asset Management • Landlord & Tenant

323 Kingston Road Leatherhead Surrey KT22 7TU

F 01372360211

E leatherhead@hurstwarne.co.uk



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Location

Chapel Lane Works is located in the village of Westcott some 3 miles west of Dorking on the A25 Guildford Road. The A3 London to Portsmouth Trunk Road is approximately 10 miles to the west. The Estate is accessed via Chapel Lane, which is a short walk from various village amenities.

Description

The premises comprise a purpose built concrete framed industrial/warehouse unit, benefiting from on-site car parking.

Amenities

- Ground floor industrial/storage area.
- Full height roller shutter door.
- Three phase electricity.
- Fluorescent strip lighting.
- Gas fired central heating via panel radiators.
- Mezzanine with roof lights and fluorescent lighting.
- WC facilities within adjoining block.

Accommodation

The premises provide the following approximately gross internal measurements:

Ground floor	741 sq ft	(68.83 sq m)
Mezzanine	636 sq ft	(59.12 sq m)
Total	1,377 sq ft	(127.95 sq m)

Tenure

The premises are available on a new fully repairing and insuring lease for a term to be agreed.

Annual Rental

£8,750 per annum, exclusive.

Business Rates

2010 Rateable Value:	£5,700
Uniform Business Rate:	£0.4150 (expiring 31/03/2013)
Business Rates Payable:	£2,565 per annum approx.

Please note that small business rate relief may be available but we would advise seeking further information from the Local Rating Authority on Tel: 01306 885001

Planning

We believe that the premises benefit from an existing planning consent for permitting light industrial or storage and distribution uses in accordance with classes B1(c) and B8 of the Town & Country Planning (Use Classes) Order 1987, as amended.

Legal Costs

Each party to be responsible for their own legal and professional costs with regard to the proposed transaction.

Viewing & Further Information :

Strictly by appointment with the joint sole selling agents:

Nic Pocknall
nic@hurstwarne.co.uk
 01372 360190
 07770 416219

Mark Leah
mark@hurstwarne.co.uk
 01372 360190
 07769 973371

For information relating to an Energy Performance Certificate (EPC) for this property, please see the relevant property page on our website www.hurstwarne.co.uk

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SUBJECT TO CONTRACT Prices & rentals are subject to VAT where applicable

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Our Leatherhead, Fleet, Woking & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire & the South West M25

323 Kingston Road, Leatherhead,
 Surrey KT22 7TU
 T 01372 360190 F 01372 360211
 E leatherhead@hurstwarne.co.uk

161 Fleet Road, Fleet,
 Hampshire GU51 3PD
 T 01252 816061 F 01252 816062
 E fleet@hurstwarne.co.uk

Elizabeth House, Duke Street,
 Woking, Surrey GU21 5AS
 T 01483 866052 F 01483 866053
 E woking@hurstwarne.co.uk

Abbey House, 25 Clarendon Road,
 Redhill, Surrey RH1 1QZ
 T 01737 852222 F 01737 852101
 E redhill@hurstwarne.co.uk

www.hurstwarne.co.uk