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**TO LET**

**INDUSTRIAL/WAREHOUSE – MAY SUIT OTHER USE CLASSES –  
3,500 - 9,450 SQ FT (325.15 - 877.9 SQ M)**

**Unit 4, Graphic Yard, Vincent Lane, Dorking, Surrey, RH4 3HW**

**DESCRIPTION**

A self-contained industrial, warehouse building mostly of brick construction with steel truss roof.

The space is very flexible and may suit other uses such as gym and trade counter. Other occupiers on the estate include Kwik Fit and motor trade.

**LOCATION**

Dorking is located approximately 22 miles south-west of central London at the junction of the A25 and A24 between Guildford and Reigate, appx 12 and 7 miles respectively. The A24 provides access to the South and North to the M25 Junction 9, approx. 7 miles.

The mainline station provides a service to London Victoria and Waterloo, approximate travel time 56 minutes.

The property is situated in Vincent Lane at the rear of Graphic Yard estate, behind Kwik Fit. The high street is approximately 7 minutes walk and the mainline station approx. 1 mile.

Nearby occupiers include Wickes, Lidl, Toolstation and CTD Tiles.

**ACCOMMODATION (GROSS INTERNAL AREA)**

|                        | SQ FT | SQ M  |
|------------------------|-------|-------|
| Ground Floor Warehouse | 9,450 | 877.9 |

**AMENITIES**

- 14 car spaces
- Gas blower heater
- Loading bay
- 6.48m to ridge
- 2.75m to underside of truss

**RENT**

From £8.00 per sq ft.

**TENURE**

The property is available to let on a new lease direct form the landlord.

**RATES**

Rates - We are informed the property has a rateable value of £54,500 interested parties should make their own enquiries of Mole Valley council.

**SERVICE CHARGE**

There will be a service charge to cover the upkeep of the common areas of the estate.

**VAT**

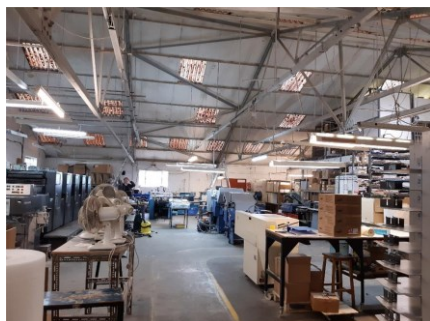
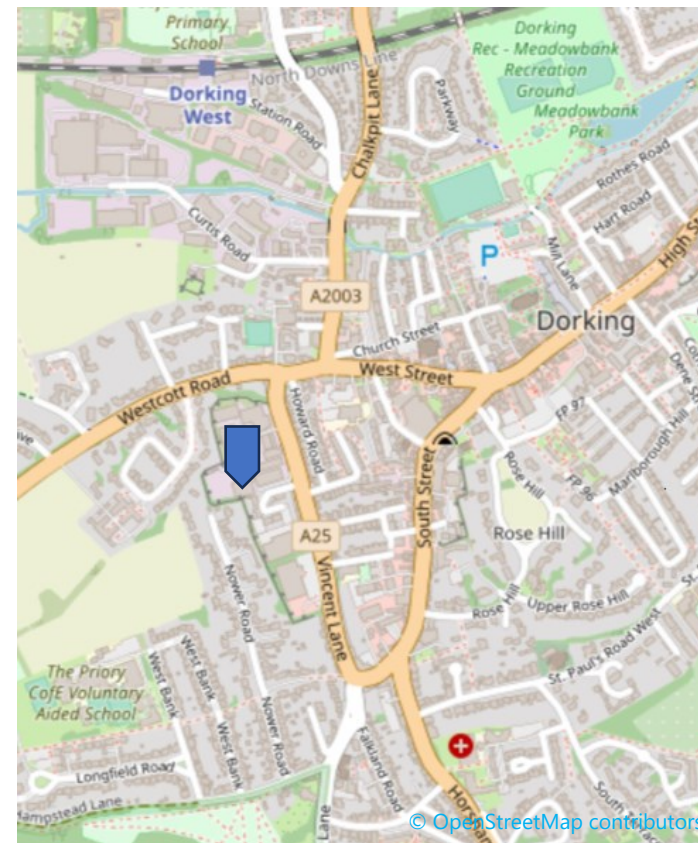
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of E.



**VIEWINGS – 020 8662 2700**

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