

DORKING LIGHT INDUSTRIAL/WAREHOUSE PREMISES

From 516 - 3,445 sq ft

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Enterprise House, Curtis Road, Dorking, Surrey RH4 1XD

To Let

- 5 metre eaves.
- 3 phase power.
- Electrically operated loading door.
- Gas fired convector heating.
- Circa 30 car parking spaces are available for the building.

Regulated by RICS



Location

Enterprise House is located in Curtis Road, Dorking within the town's prime industrial area.

The A25 is within a short distance providing access to Leatherhead and Junction 9 of the M25 motorway (6 miles). Dorking has three mainline railway stations providing regular to London (Victoria and Waterloo), Guildford, Reading and Gatwick Airport.

Description

The premises comprise a 2 storey light industrial/warehouse building of steel portal framed construction with brick and profiled metal cladded elevations under a pitched roof.

The premises have been the subject of a refurbishment programme to provide self contained units in a variety of sizes.

On site parking is provided for approximately 30 vehicles.

Amenities:

- 5 metre eaves.
- 3 phase power.
- Electrically operated loading door.
- Gas fired convector heating.
- Circa 30 car parking spaces are available for the building.

Accommodation:

Unit 1A	516 sq ft	(48 sq m)
Unit 1B	1,534 sq ft	(142.5 sq m) LET
Unit 2	3,445 sq ft	(320 sq m)
Unit 3	1,991 sq ft	(185 sq m) LET
Unit 4	2,748 sq ft	(255 sq m)
Mezzanine Office	995 sq ft	(92.5 sq m)
Total	11,229 sq ft	(1,043 sq m)

Tenure

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

Rental

Upon application.

Rateable Value

The premises will be re-rated following the completion of the refurbishment works.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

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