

# **DORKING SHORT TERM STORAGE /WORKSHOP ACCOMMODATION**

**1,285 sq ft (119.34 sq m)**

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**Unit 12 Vincent Works, Vincent Lane, Dorking, Surrey RH4 3HQ**

## **To Let**

- Parking
- Short walk to town centre
- Flexible terms

Regulated by RICS



### Location

The premises are located in Vincent Works, Vincent Lane to the west of Dorking town centre. There is direct access to the A25 linking Dorking and Guildford and the A25 linking Dorking to the M25 at Junction 9. Dorking town centre is within a 5 minute walk and the mainline railway station with services to Waterloo, Victoria and London Bridge is within a mile.

### Description

The accommodation comprises older style storage accommodation currently used for archive storage and extends to some 1,281 sq ft (119 sq m) gross internal. Parking is available to the front of the unit.

### Terms

The premises are available to let on a short term flexible basis on terms to be agreed. Details upon application.

### Business Rate

Description:	Workshop and premises.
Rateable Value:	£5,400.
Current UBR:	£0.444 (until 31 March 2008).
Current rates payable	£2,397.60

### VAT

VAT will be levied on the rent.

### Legal Costs

Each party to be responsible for their own legal costs in a transaction.

### Viewing and further information contact:

Strictly by appointment with the sole letting agents:

Mark Leah  
 07769 973371  
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