

# UIA CHAPEL LANE WORKS

DORKING

RH4 3PJ



**SMALL INDUSTRIAL UNIT NEAR DORKING**

TO LET - 1,377 SQ FT (127.93 SQ M)



## KEY BENEFITS



- Full height roller shutter door
- Three phase electricity
- Flourescent strip lighting
- Gas fired central heating via panel radiators
- Mezzanine offices with roof lights, flourescent lighting and partitioning
- WC facilities within adjoining block

## LOCATION



The property is located on Chapel Lane, just off Guildford Road (A25) in the village of Westcott.

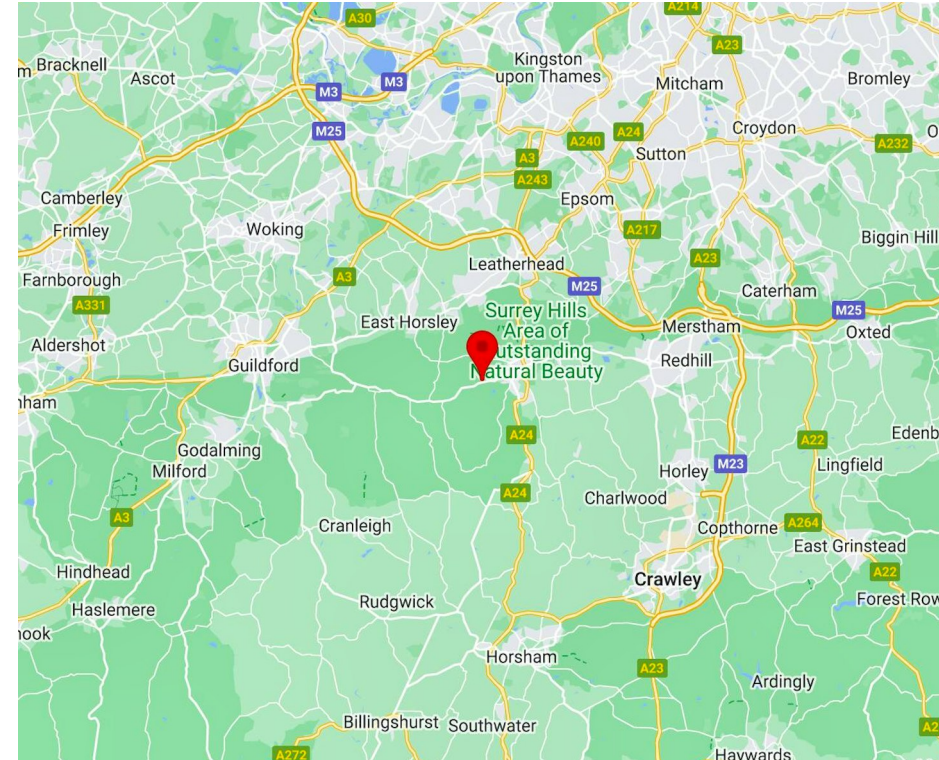
Dorking is located 2 miles east of Unit 2 and provides access to Junction 9 of the M25 via the A24. Its mainline station provides frequent services to London Bridge, Victoria and Waterloo.

## DESCRIPTION



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

The premises has been recently refurbished to provide high quality warehouse space.

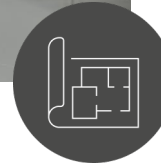


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### SUMMARY

- Rent: £17,500 per annum
- Available Size: 1,377 sq ft
- Rates Payable: £2.43 per sq ft
- EPC: D (93)



### TERMS

The premises are available by way of a new lease on terms to be agreed.

### VIEWINGS & INFORMATION



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**RICS**



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