

**REAR COMPOUND, GLEBELAND CENTRE, VINCENT LANE,  
DORKING, SURREY RH4 3HQ**



**SECURE COMPOUND TO LET**

**£6 psf per annum  
£123,000 per annum**



20,531 sq ft (1908 sq m<sup>2</sup>) GEA

An opportunity to rent a reasonably square hardstanding area just in excess of 120' x 100' situated discreetly to the rear of a small industrial development on the edge of Dorking town. The yard has been Type 2 surfaced with scalplings and would ideally suit storage of vehicles with palisade fence to the front boundary. No buildings or services are currently connected.

**Reigate**

1 bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

**T 01306 884685**

## **USE**

The site has latterly been used for the storage and distribution of a van hire fleet but any Tenant would have to satisfy themselves by their own enquiries that their intended use was a permitted use with MVDC.

## **RENT**

£123,000 plus VAT per annum exclusive (equating to £6 psf).

## **THE LEASE**

A new lease direct from the Landlord for a term and rent review pattern by negotiation. The tenant to be responsible for business rates and insurance. The lease to be contracted out of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

## **AVAILABILITY**

Immediately

## **VAT**

We are advised that the site is elected for VAT and therefore VAT will apply to the rent.

## **COSTS**

Each party are to bear their own legal costs in the transaction.

## **BUSINESS RATES**

From internet enquiries only the business rate assessment is as follows:

Rateable Value	£22,000
Uniform Business Rate	£0.49.9 (1 April 2023 – present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

## **VIEWING**

Strictly by appointment with the Landlord's Sole Agents Robinsons, telephone 01306 884685.



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Misrepresentation Act 1967

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