

PRELIMINARY DETAILS
INTERPET HOUSE, GLEBELANDS CENTRE, DORKING, SURREY
RH4 3YX



**SUBSTANTIAL MIXED USE
INDUSTRIAL BUILDING - TO LET**

**£ POA
PER ANNUM EXCLUSIVE**



Reigate

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Dorking

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- Rare opportunity to rent a substantial commercial building offering versatile office space of circa 5447 sq ft (506m²) NIA, warehousing and generous parking
- Located on Glebelands Centre in central Dorking
- Prominent road frontage for business presence
- Three storey office building with 11 parking spaces
- Industrial unit with loading bays and 15 parking bays
- Suit a variety of uses under E Use Class including TRADE COUNTER OR MOTOR TRADE uses
- AVAILABLE EITHER AS A WHOLE OR IN TWO PARTS
- Warehousing good eaves height and part mezzanine
- 12 car parking spaces

LOCATION

Situated on part of the town's one-way traffic system, this industrial building forms part of the larger Glebeland Centre and is within ten minutes' walk of Dorking town centre.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant. Road connections from this location via the A25, A24, M25 is very straightforward.

ACCOMMODATION

Interpet House provides substantial mix of office and warehouse/industrial business space located on the entrance to Glebelands Centre in the heart of Dorking town. The building is set within the secure gated site (the gates are locked and unlocked under contract but 24/7 key access is offered to all occupants). This site has housed a manufacturing business for decades and has now become available to let EITHER AS A WHOLE OR SEPARATING THE OFFICE BUILDING AND WAREHOUSING with loading bays and roller shutter access for the warehouse plus generous on site car parking.

The warehouse.

The warehouse element is 'L' shaped with three roller shutter loading doors, eaves height. It is currently fitted with a large mezzanine and loading is from the rear. This space could be rearranged to include alterations/removal of the mezzanine and potentially providing for loading or trader counter glazed frontage (STPP) facing Vincent Lane. There are Male & female WCs and kitchenette within the buildings and Phase 3 power.

Warehouse full height	2350 sq ft	218.34 sq m
Warehouse under mezzanine	7350 sq ft	683 sq m ²
Mezzanine	7350 sq ft	683 sq m ²

TOTAL 17050 SQ FT 1584.34 (SQ M)

The offices.

The office element of the building is currently arranged to provide a reception area, and offices over the ground first and second floors and ancillary with WC and ancillary facilities on each floor. The offices are bright and triple aspect in many sections mainly open plan and can be divided etc by partitioning. Externally there is car park providing 11 parking bays (26 overall when including the allocation for the warehouse) and good street presence for business branding on the building.

Ground floor offices	1905 sq ft	177 sq m ²
First floor offices	2390 sq ft	222 sq m ²
Second floor offices	1152 sq ft	107 sq m ²
Plus kitchen stores and ancillary areas		

TOTAL 5447 SQ FT (506M²) NIA

RENT

Warehouse £140,870 per annum exclusive plus VAT at the prevailing rate.

Offices £87,152 per annum exclusive based on £16 psf plus VAT. There may be a quantum discount available if a suitable tenant takes all the office space under one lease.

AVAILABILITY

The premises are available with full vacant possession in Winter 2025.

VAT

This property is elected for VAT.

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	£179,000
Uniform Business Rate	£0.55.5 (1 April 2023 to present)

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

EPC

An EPC is available for this property. It has been rated D (94) and is valid until 11.1.2034. A full copy of the EPC is available upon request.

VIEWING

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



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