

TO LET

FLEXIBLE USE COMMERCIAL UNIT
91.04 SQ M (980 SQ FT)

Unit 1 The Old Water Yard, 1 Curtis Road, Dorking, RH4 1DY



Summary

Available Size	980 sq ft
Rent	£17,000 per annum exclusive.
Business Rates	From April 2026 the premises will have a Rateable Value of £17,000, with a UBR of 43.2 p in £
EPC Rating	D (90)

Location

The premises is located within the Old Water Yard, a collection of commercial units found just close to the centre of Dorking. The town benefits from an excellent range of independent and national retailers, restaurateurs and amenities.

Dorking has good transport links with the two mainline railway stations providing direct services to East Croydon, Sutton and London. These are both located circa 1 mile away. The M25 can be accessed at Junction 9 just 7 miles to the north at Leatherhead.

Description

Unit 1 comprises a single storey commercial unit which provides flexible space suitable for a wide ranges of uses (STPP). The main space provides a open plan area with painted walls and flooring. A large set of double doors front building permitting access for vehicles or larger items if required. The reception/entrance area has carpet tiles, a small kitchen and toilet to the western end of the building. A small storage/retail area has been created to the eastern side. We understand that this layout could be altered to suit an in-going tenant.

The property benefits from a full height ceiling in the main section along with a suspended ceiling in the side extension. The premises are heated via a gas-fired central heating system with wall-mounted radiators throughout. There is one parking space to the front of the property and a number of car parks are located within a short walk.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Main Area	710	65.96
Side Area	270	25.08
Total	980	91.04

Lease

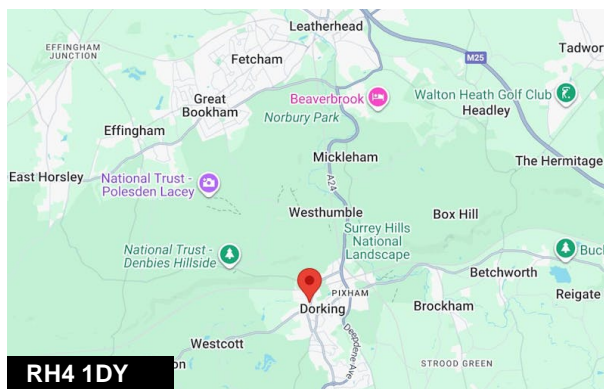
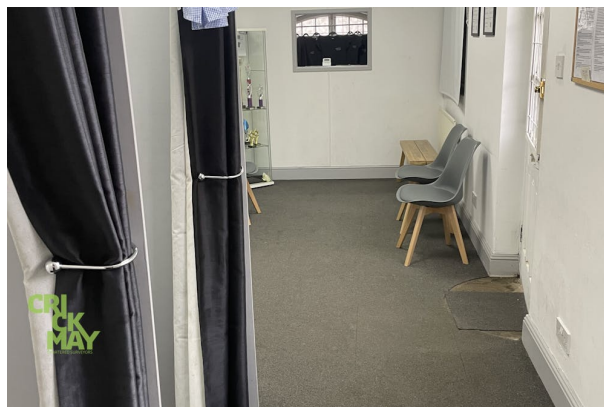
The premises are available by way of a new, full repairing and insuring lease on terms to be discussed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Alexander Mullett
01444 443400
am@crickmay.co.uk



Phoebe Taylor
01444 443400
pt@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

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