

DORKING SELF CONTAINED OFFICE SUITE - WITH PARKING

SIGNIFICANT INCENTIVES AVAILABLE
2,900 sq ft (269 sq m)

www.hurstwarne.co.uk



1st & 2nd Floors, 233/241 High Street, Dorking, Surrey RH4 1RT

To Let

- Gas fired central heating.
- Kitchenette.
- Comfort cooling units.
- Car parking.

Regulated by RICS

Location

The premises are well located within Dorking High Street which is approximately 5 miles from junction 9 of the M25 motorway. Dorking High Street itself benefits from a wide range of retailing and local amenities. Dorking also has three railway stations providing regular services to London Victoria and Waterloo (Guildford, Reading and Gatwick Airport).

Description

The premises comprise an upper floor office suite with a small entrance lobby at ground floor which in turn leads to a staircase to the upper parts. The majority of the accommodation is situated in an open plan format on the first floor with toilet facilities to the rear of the suite and a further small office on the second floor.

Amenities:

- Gas fired central heating
- Comfort cooling units
- Kitchenette
- Car parking

Accommodation

The premises benefit from an approximate net internal floor area of 2,900 sq ft.

Lease Terms

The premises are available by way of assignment or new fully repairing and insuring sublease for a maximum term expiring May 2018.

Quoting Rental

£12.50 per sq ft per annum, exclusive. VAT will be levied on the annual rental, if applicable. Please note the rent is subject to an outstanding rent review from May 2008.

Business Rates

2005 Rateable Value	£30,750
Uniform Business Rate	£0.462 (expiring 31/03/2009)
Rates Payable	£14,206.50

Service Charge

Further information available from the agent.

Viewing and further information contact:

Strictly by appointment with the sole letting agents:

Mark Leah	Nick Smith
07769 973371	07770 416226
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