

Only 1 Suite Remaining

DORKING

**HIGH QUALITY REFURBISHED
OFFICE ACCOMMODATION**

678 SQ FT (62.98 SQ M)

www.hurstwarne.co.uk



Lawster House, 140 South Street, Dorking, Surrey RH4 2EU

To Let

- Air conditioning.
- Cable trunking.
- Suspended ceilings.
- Car parking.

Regulated by RICS

Location

Lawster House is well located approximately 1/2 a mile from Dorking High Street set back from the main A25 running between Guildford and Reigate. Junction 9 of the M25 motorway at Leatherhead is within approximately 5 miles via the A24 and gives excellent access to the national motorway network and both Heathrow and Gatwick airports.

Dorking has three railway stations providing regular services to London (Victoria and Waterloo), Guildford, Reading and Gatwick Airport.

Description

The building has recently undergone a comprehensive refurbishment which includes new air conditioning, new suspended ceilings, new recessed lighting, new cable trunking, a remodelled reception area and complete redecoration.

Accommodation:

Unit 1	GF-L	678 sq ft	(62.98 sq m)	3 car spaces
Unit 2	GF-R	1,396 sq ft	(129.69 sq m)	6 car spaces
Unit 3	FF-L	674 sq ft	(62.62 sq m)	3 car spaces
Unit 4	FF-R	1,250 sq ft	(116.13 sq m)	5 car spaces

Lease Terms

The premises are available on new fully repairing and ensuring leases (subject to the service charge) on terms to be agreed.

Annual Rental & Availability

Unit 1	£11,200 per annum, exclusive
Unit 2	LET
Unit 3	LET
Unit 4	LET

The annual rental will be payable quarterly in advance and will be subject to VAT.

Business Rates

The suites have the following listings under the 2005 listings:

Unit 1 = £9,600 x £0.462 Uniform Business Rate = £4,435.20 per annum

Service Charge

The landlord will levy a service charge for all non separately metered services. The current budget is likely to be £3.80 per sq ft per annum plus VAT. Please note that each suite is separately metered for electricity.

Legal Costs

Each party to bear their own legal and professional costs with regard to the proposed transaction

For further information:

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Our Leatherhead, Fleet & Redhill regional offices cover Kent, Surrey, Hampshire, Berkshire and the South & S.W. M25

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