

# ST. MARTIN'S HOUSE

DORKING

ST. MARTIN'S WALK • HIGH STREET • DORKING

HIGH QUALITY, SELF CONTAINED OFFICES  
WITH ON SITE PARKING



FEATURING GAS FIRED  
CENTRAL HEATING  
AND UNDERFLOOR  
CABLE TRUNKING.



## LOCATION

The premises are located in St. Martin's House, which forms part of the St. Martin's Walk retail development located in Dorking High Street. St. Martin's House is approximately 1/2 mile from the A24/A25 roundabout, which leads to the M25 at J9 approximately 5 miles distant.

Dorking's Mainline Railway Station is approximately one mile to the north west of the premises, which provides frequent trains to London Waterloo and Victoria (journey time 50 mins).

All town centre amenities and local authority car parks are within easy walking distance.

## SPECIFICATION

### DESCRIPTION

St. Martin's House comprises high quality, self contained office suites accessed from a glazed lobby just inside St. Martin's Walk.

All suites are accessed from the shared stairwell via a lift and benefit from suspended ceilings and recessed lighting, 3 compartment underfloor trunking and gas fired central heating.

There is on site car parking under the building, which is accessed from Mill Lane. There is further parking available nearby.

### LEASE TERMS

Each office suite is available by way of a new fully repairing and insuring sub lease, (subject to the service charge provisions) on terms to be agreed.

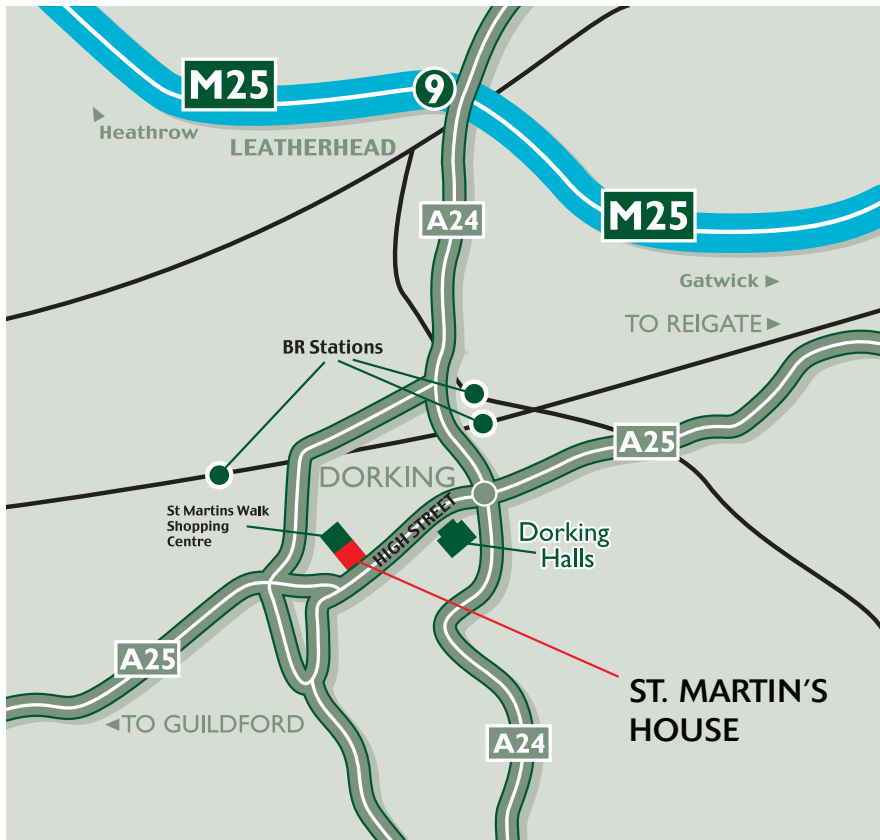
### BUSINESS RATES AND SERVICE CHARGE

Please see the attached availability sheet for details of business rates and service charges.

### CURRENT AVAILABILITY

Please see the attached availability sheet for details of current office suites.

## ST. MARTIN'S HOUSE, ST. MARTIN'S WALK HIGH STREET, DORKING, SURREY RH4 1UW



Internal photographs shown above and on front show refurbished suites.



### FURTHER INFORMATION

For further information and viewings please contact the sole letting agents:

Maurice Johnson  
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SEGR0 supports the Code of Practice for Commercial Leases and is willing to consider a variety of lease terms. These variations may affect the level of rent. These particulars are believed to be correct at publication date but their accuracy is in no way guaranteed, neither do they form part of any contract. March 2008.