

SCHEDULE OF AVAILABILITY

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

The following suites are available to lease directly from the landlord on terms to be agreed:

Floor	Suite	Size	Annual Rental (exclusive)	Specification
2 nd Floor	2D (lower)	1,017 sq ft	£16,795 p.a.	Fully refurbished benefiting from an air cooling system with two on site parking spaces.
2 nd Floor	2D (upper)	986 sq ft	£16,295 p.a.	Fully refurbished benefiting from an air cooling system with one on site parking space.
1 st Floor	1A & 1B	1,908 sq ft	RECENTLY LET	About to be refurbished. Two on site parking spaces.

* Suites 2D (lower & upper) can be let separately or combined to create a larger suite of 2,001 sq ft.

Annual Rental

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

Business Rates

We estimate that the business rates will be approximately £7 per sq ft payable (expiring 31 March 2008). Further information on business rates can be obtained from the Local Authority.

Service Charge

The landlord will levy a service charge for the running and upkeep of the communal parts of the property and any non-separately metered items. Further details from the agent.

Parking

On site car parking is available. Please see the parking allocation as detailed above.

Lease Terms

The suites are available to let on new fully repairing and insuring leases for a term to be agreed directly from the landlord.



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