

RENT - £12.50 PER SQ FT PER ANNUM

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	2E	4,328 sq ft	£65,000 p.a.	Soon to be fully refurbished benefitting from air cooling – Available Now
2 nd Floor	2D (upper)	986 sq ft	£15,000 p.a.	RECENTLY LET
1 st Floor	1C	2,317 sq ft	£35,000 p.a.	Soon to be fully refurbished benefitting from air cooling – Available Now

*** Subject to length of commitment.**

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 £5.00 - £6.00 per sq ft payable (expiring 31 March 2011). 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. Further details from the agent.

Lease Terms

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



Mark Leah
mark@hurstwarne.co.uk
07769 973371

Nic Pocknall
nic@hurstwarne.co.uk
07770 416219