

INDIVIDUAL SMART OFFICE SUITES
83 SOUTH STREET, DORKING, RH4 2JU



SERVICED OFFICES TO LET From £400 pcm



- Choice of two rooms currently available
- Rent inclusive of broadband, heating, lighting and daily cleaning.

These smart office suites within this character building are situated towards the western end of South Street within a short walk of Waitrose and the amenities within the town centre. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

T 01306 884685

ACCOMMODATION

We have a selection of office rooms available to let on an ongoing basis and each are offered freshly decorated with smart carpets, window blinds. feature ornamental cast iron fireplace, gfch with radiators and broadband. All suites enjoy the benefit of well decorated common parts, shared kitchen and male and female WC's, bike store adjacent and there will be the shared use of the attractive rear courtyard. **Office desks and chairs can be provided or the suites can be offered vacant.** The current availability we believe to be:

| | | | |
|--------------------|-----------|----------------------|---------------------------------|
| Room 5 First floor | 164 sq ft | £500 pcm (£6,000 pa) | Available from 8 November 2022 |
| Room 7 First floor | 216 sq ft | £650 pcm (£7,000 pa) | Available from 23 November 2022 |



RENTAL

Licence fee **from** £4,800 per annum (£400 pcm) for each room (based on a net rent of £14 psf before costs) inclusive of broadband, electricity, water, heating, lighting and daily cleaning. Business rates are the Tenants responsibility but the low Rateable Value should enable the suites to be exempt from payment of rates under the existing rates regime **but interested parties to make the application themselves.**

VAT

We are advised that the premises are not elected for VAT.

THE LEASE

Occupation by way of an inclusive licence for a term by negotiation with rolling one month break clause. The lease to be outside the Landlord and Tenant Act 1954.



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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COSTS

N/A.

BUSINESS RATES

N/A Business rates are included in the licence fee.

EPC

A compliant EPC is available for this property. It has been rated E (115). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents Robinsons telephone 01306 884685.



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