

**FIRST FLOOR OFFICES 250-256 HIGH STREET, DORKING,
SURREY RH4 1QT**



**FIRST FLOOR OFFICES TO LET
1081 SQ FT - 1212 SQ FT**

**Commencing rent
£17psf + VAT PAX**



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

- Two redecorated first floor office suites available either separately or as a whole
- Smart communal office building foyer entrance
- Lift access and modern common parts
- Each suite has 3 off street parking spaces

The offices are situated on the south side of Dorking High Street opposite Pizza Express. The town also benefits from excellent transport links with the A24 and access to the M25 with direct train services to Gatwick Airport and London. **T 01306 884685**

ACCOMMODATION

We are delighted to offer two modern FRESHLY DECORATED AND RECARPETED open plan first floor office suites within Oak Green House either available to let separately or as one with smart office building communal entrance, lift access and smart modern commonparts and WC facilities. Both suites, one to the front of the building and one to the rear offer bright triple aspect open plan versatile regular shaped space and could readily be partitioned to suit an occupiers needs with gas fired central heating, suspended ceiling, Daikin air conditioning units, double glazing, floorboxes for power, private kitchenette (installed to the rear suite and can be installed to the front suite) , entryphone access. and shared WC's, natural light, and each suite benefits from three off road parking spaces. The two suites form the first floor rear of Oak Green House.

The location is very convenient being located in the High Street close to all local amenities, directly across the road from the local authority car park for client/visitor parking, and just a short walk of the two Dorking train stations

Front suite : Approx Net internal area 1081 sq ft (100.42 sq m)

Rear suite : Approx Net internal area 1212 sq ft (112.59 sq m)

RENT

We are pleased to offer a two year discounted introductory rent as follows:

Front Suite : Commencing rent at £18,700 plus VAT pax (£17 psf) for the first two years of the term rising to £19,750 pax plus VAT

Rear Suite : Commencing rent at £20,332 plus VAT pax (£17 psf) for the first two years of the term rising to £22,500 per annum exclusive plus VAT

SERVICE CHARGE

There will be a fixed service charge commencing at £5500 plus VAT pa with annual RPI adjustment for the front suite and £5750 plus VAT pa with annual RPI adjustment to cover the costs of shared entrance and common parts cleaning and building maintenance etc . Utilities and insurance will be apportioned and billed separately. The apportioned building insurance will be recovered by the Landlord and as a guide the premium for each suite is £600 front suite and £650 for the rear suite for the current insurance year.

VAT

We are advised that the premises is elected for VAT at present.

LEASE TERMS

The premises are available by way of a new lease direct from the Landlord for a term and rent review pattern to be agreed.

COSTS

Each party are to bear their own legal costs in the transaction.



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Misrepresentation Act 1967

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BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value £37,500 for the whole floor. If the suites are let separately, the rateable value will need to be reassessed by the separation.

Uniform Business Rate £49.9 (April 2019 – present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

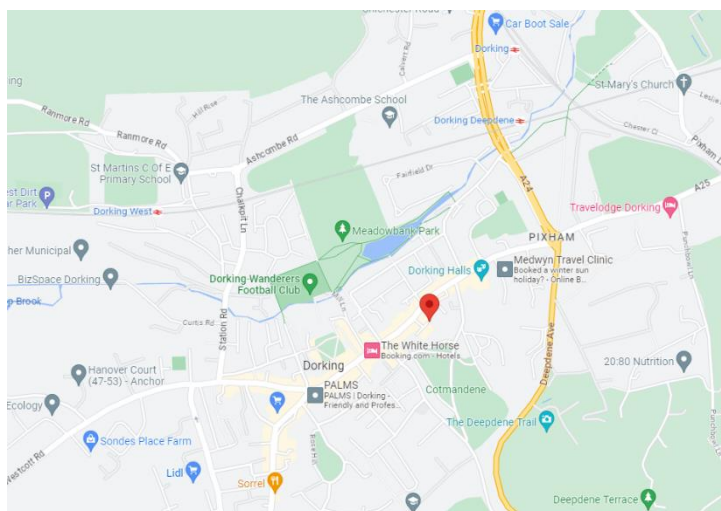
EPC

A compliant EPC is available for this property. It has been rated D (87). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents:

ROBINSONS 01306 884685 www.robinsonsmb.com	HURST WARNE 01372 360190 www.hurstwarne.co.uk
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