

74 SOUTH STREET, DORKING RH4 2HD



OFFICES TO LET

£12,500 pax



- Appealing self-contained first floor offices close to Waitrose and the town centre
- Approx 550 sq ft (51.09) sq m
- Appealing mix of linked open plan space plus two separate office/meeting rooms
- Private front door direct from the pavement
- Restricted on street parking directly outside

Reigate

1 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

LOCATION

The premises are situated in the heart of Dorking town on the north side of South Street just a few steps from Waitrose local coffee shops and facilities. South Street does provide for some time limited on street parking directly outside the unit and opposite and the LA pay and display car park is located opposite.

Dorking itself is a market town located at the junction of the A24 and A25 roads with the M25 at Leatherhead approx. 6 miles distant. There is a regular train service to London (Victoria & Waterloo).

ACCOMMODATION

An attractive first floor suite of offices situated in the town centre with it's own front door entrance direct from South Street. The accommodation is currently arranged as an open plan area to the front of the building with two separate office/meeting rooms, modern kitchenette and WC. The space is heating by electric heating and benefits from some secondary glazing .

RENT

£12,500 per annum exclusive.

LEASE TERMS

A new lease is being offered for a term and rent review pattern to be agreed direct from the Landlord on a full repairing and insuring basis apportioned with the other parts of the building.

AVAILABILITY

The space is available during 2023 by arrangement with the existing Tenants. They are wishing to relocate and although their commitment runs until June 2024 they wish to vacate and secure a lease surrender sooner.

VAT

We are advised that the premises is not elected for VAT at present.


COSTS

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

BUSINESS RATES

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

Rateable Value	£8,600
Uniform Business Rate	£0.51.2 (1 April 2023 to present)



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

EPC

Shop and basement has been rated 84 (D) and remains valid until 19.2.2029. A full copy of the EPC is available upon request.

VIEWING

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



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