

PICARD HOUSE, JUBILEE TERRACE, DORKING RH4 1LE



**SELF -CONTAINED MODERN OFFICE BUILDING
TO LET**

£16,000 per annum



- 642 Sq Ft (59.60 sq m)
- Ideal for small business practice
- Convenient location behind High Street
- Allocated off-street parking space
- Air conditioning

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

Situated in a quiet backwater directly behind the High Street close to Wathen Road with vehicular access. Ideally situated within a short walk of the High Street facilities and close to Wathen Road car park. Dorking is located at the junction of the A24 and A25 roads with the M25 motorway at Leatherhead approx. 6 miles distant. Regular rail links to London Victoria and Waterloo are from Dorking station.

ACCOMMODATION

The property comprises a well-appointed self-contained detached office building ideal for a small business practice set just off the High Street with great appeal. The space is arranged as well appointed modern open plan offices on both the ground and first floor (a glazed partitioned Directors office currently forms part of the latter but can be rearranged) and the upper has stylish vaulted ceiling. Benefits include modern comms, open plan kitchenette within the ground floor offices, heating and air conditioning, ground floor reception lobby, modern male and female WC'S and one allocated parking space.

Ground floor office space	34.44 sq m (371 sq ft)
First floor office space	25.16 sq m (271 sq ft)
Total	642 sq m (642 sq ft)

- Air conditioning
- Kitchenette
- Carpet
- Male and Female toilets
- Allocated parking space
- Modern Offices





RENTAL

£16,000 per annum exclusive. The premises are not elected for VAT.

THE LEASE

Available on a new fully repairing and insuring lease 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.

BUSINESS RATES

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

Rateable Value: £14,250

Uniform Business Rate: £0.49.9 (April 2023 – March 2024)

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

EPC

An EPC is being commissioned.

VIEWING

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





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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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