

EAST SUITE, FIRST FLOOR OFFICES, 105 SOUTH STREET, DORKING, RH4 2JU



OFFICE SUITE TO LET

£ 16,250 pax
PER ANNUM



- First floor air-conditioned suite 404 sq ft (37.53 sq m²)
- Shared kitchen, male and female WC's

This office suite forms part of the first floor of the Majestic Wine/Topps Tiles retail site to the western end of South Street within the town centre. The offices benefit from a smart dedicated office entrance, air conditioning, modern common parts and pleasant outlook. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approx 6 miles distant.

Reigate

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

Dorking

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

T 01306 884685

ACCOMMODATION

Modern first (top) floor open plan dual aspect office suite with windows across the front plus one side offering bright and appealing accommodation with suspended ceilings and CAT lighting, Mitsubishi air conditioning unit, dado trunking and video entry phone. There is shared use of the smart and modern male and female WC's and kitchen. Please note that there is no off street parking on the site.

East Suite, First floor 404 sq ft (37.53 sq m)

RENTAL

£ 16,250 per annum (payable monthly at £1355 pcm) by way of a licence to include cost of maintenance and services other than telephony which the Tenant must organise themselves.

SERVICE CHARGE

The rent includes the costs of maintenance and cleaning of the common parts, window cleaning externally, services to common parts and heating and cooling provisions . The Tenant is responsible for their own telephony and telecommunications arrangements to the suite .

THE LEASE

A new short form of lease for a term by negotiation (minimum of one year) outside the Landlord and Tenant Act 1954.

BUSINESS RATES

Rates will be paid through the service charge.

VAT

We are advised that the premises are elected for VAT.

EPC

An 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 telephone 01306 884685.



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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