

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



## OFFICE SUITE TO LET

£ 8,080 pax RENT  
PER ANNUM + VAT



- First floor air-conditioned suite 404 sq ft (37.53 sq m<sup>2</sup>)
- 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@robinsonsmb.com](mailto:reigate@robinsonsmb.com)

### Dorking

253 - 255 high street dorking surrey RH4 1RP  
email • [dorking@robinsonsmb.com](mailto:dorking@robinsonsmb.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**

£ 8080 per annum is attributable to the rent plus a further £ 8200 + VAT per annum by way of a service charge to cover the cost of maintenance and services other than telephony which the Tenant must organise themselves. Total costs will be £16,280 pa (payable monthly at £1,357 pcm) + VAT.

## **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**

TBA – Majestic Wine as the principal occupier of the building currently pay the rates on the first floor space.

## **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.



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**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

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## **VIEWING**

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



## **SEEKING LARGER SPACE?**

**This suite can be combined with the adjoining suite for one enlarged space totalling 800 sq ft (74.33 m<sup>2</sup>) at proportioned rental value of £15,740 plus service charges +VAT.**



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