

42A WEST STREET, DORKING RH4 1BU



OFFICE UNIT TO LET

£400 per calendar month



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

- Bright and Versatile 124 sq ft Office room
- In the heart of the town

This office is situated within this character building situated in West Street, within a short walk of Waitrose and the amenities within the town centre. Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

T 01306 884685

ACCOMMODATION

This self-contained first floor office room of approx 124 sq ft has shared access entrance from West Street with stairwell leading up to the office room which has its own WC and basin. The office has gas fired central heating, is fully carpeted with radiators and spotlights.

The electricity, gas and water supply is shared and therefore any prospective tenant will need to contribute towards the cost of power by arrangement in the event that their consumption is any greater than currently.

RENTAL

The office is to be let at a rent of £400 pcm which equates to £38 psf to include reasonable use of gas, electricity and water. The Tenants are responsible for their own telephony/internet and business rates costs.

VAT

We are advised that the premises are not elected for VAT.

THE LEASE

Occupation by way of an inclusive short form of lease ideally commencing with a three year term with the option of a break clause provision after two years of the term. The lease to be outside the Landlord and Tenant Act 1954.

USE

The office with shared street access and located above furniture/antique showrooms best suit traditional office uses or perhaps health/beauty and medical at the Landlords discretion.

COSTS

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

BUSINESS RATES

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

Rateable Value	£1, 875
Uniform Business Rates	£0.49.9 (April 2023 – present)



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. Regulated by RICS



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

EPC

An EPC is available for this property. It has been rated C (64) and is valid until 12.7.28. A full copy of the EPC is available upon request.

VIEWING

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



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

