

SUITE B, PAPER MEWS PLACE, 290 HIGH STREET
DORKING, RH4 1QT



OFFICE SUITE TO LET
AVAILABLE FROM EARLY SEPTEMBER 2024

£15,000 pa + VAT
EXCLUSIVE OF RATES



Reigate

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

Dorking

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

- Very appealing split level office suite of 1010 sq ft
- Car parking available at additional charge (£750 plus VAT per annum per space)

Situated in Dorking High Street within easy reach of the town centre facilities. The common parts of the building have been modernised whilst retaining the character features.

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

An appealing ground floor office suite on two levels with ground floor offices of approx. 460 sq ft currently arranged as a main open plan office with glazed partitioning to form a meeting room/Directors office and steps up to a smart mezzanine area of 550 sq ft with restricted height but well presented with laminate flooring, contemporary wall lights and comfort cooling which has also been utilised as modern open plan office and breakout space. The suite shares the use of the kitchenette and WC's with the other suites within the building.

Carpet to main office and laminate flooring to the mezzanine area

Use of male and female toilets

Phone entry system

Category II lighting

RENT

£15,000 per annum plus VAT exclusive of business rates PLUS SERVICE CHARGE (£6300 PA)

Rent and service charge to be linked to RPI.

VAT

This property is elected for VAT.

SERVICES

The Tenant is responsible for cost of supply of electricity to Suite B and telephony costs.

SERVICE CHARGE

A service charge to include maintenance of the building, cleaning of common parts and electricity for the common parts is payable in the sum of £6300 pa + VAT in addition to the rent.

THE LEASE

A three year lease with a mutual rolling break after the first year on 6 months prior notice. Tenant to be responsible for internal repairs and decoration. The lease to be outside the Landlord and Tenant Act 1954. A copy of the Landlord's standard lease is available for inspection at our office on prior notice.

AVAILABILITY

Early September 2024

COSTS

Ingoing tenant to contribute £150 plus VAT to the Landlord's legal costs.

BUSINESS RATES

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

Rateable Value	£11,500
Uniform Business Rate	£49.9p (1 April 2023 to present)

Interested parties should verify this information and any transitional adjustments prior to



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Misrepresentation Act 1967

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Details

entering into any contract.

EPC

An EPC is available for this property. It has been rated D (100). 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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