

DUNLEY HILL COURT, RANMORE ROAD, DORKING RH5 6SX



OFFICE UNIT TO LET

Available end of March/April
2025 RENT: £450 pcm + VAT



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

- Small open plan office unit to let in a delightful rural courtyard setting
- Ideal for 1 - 3 desks
- High speed fibre broadband
- 280 sq ft single storey unit
- Free parking
- Furniture available if needed

Award winning courtyard complex in the Surrey Hills, near Dorking, family owned and managed.

Dorking itself is a market town situated at the junction of the A24 and A25 with the M25 at Leatherhead approximately 6 miles distant.

1 01306 884685

ACCOMMODATION

Our clients offer this small business unit (Unit 6) on flexible lease terms within this delightful rural courtyard development. The unit comprises open plan kitchen and WC. Exposed beams, Cat 5 networking, fibre broadband on site, electric heating. Quiet location. Free parking.



LICENCE

Monthly licence.

Rent £450 pcm plus VAT exclusive of electricity and business rates. A quarterly service charge will apply for shared provisions (details from Landlord).

ANNUAL LICENCE

Occupation by way of a monthly licence for a minimum term of 12 months with break option beyond. Licence to be outside the Landlord and Tenant Act 1954. AVAILABLE MARCH/APRIL 2025

VAT

We are advised that the premises is elected for VAT at present.

COSTS

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



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Misrepresentation Act 1967

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BUSINESS RATES

Tenant is responsible.

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

Rateable Value	£5,200
Uniform Business Rate	£0.49.9 (April 2024 – Present)

EPC

An EPC is available for this property. It has been rated 111 (E) and is valid until 24.4.28.

VIEWING

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



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