

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



OFFICE SUITE TO LET

**£ 7660 + VAT PAX RENT
PLUS SERVICE CHARGE**



- First floor air conditioned Suite 383 sq ft (35.56 sq m)
- Smart commercial entrance and light bright offices
- Shared kitchen, male and female WC's

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

T 01306 884685

ACCOMMODATION

This smart and refurbished office suite forms part of the first floor of the Majestic Wine retail site to the western end of South Street within the town centre. The offices benefit from a smart dedicated office entrance accessed via entryphone, air conditioning, modern common parts and pleasant outlook. This suite is very well presented with one Mitsubishi a/c unit, suspended ceilings and venetian blinds to the front windows. There may be the possibility to retain the existing smart office furniture if the outgoing Tenant has no further use for it. Please note that there is no parking available on site.

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

RENT

£ 7660 per annum plus VAT is attributable to the rent plus a further £ 7660 plus 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 £15,320 pa plus VAT (payable monthly at £1,277 pcm) + VAT.

LEASE TERMS

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

VAT

We are advised that the premises are elected for VAT.

COSTS

Each party are to be responsible for their own legal costs in the matter.

BUSINESS RATES

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

EPC

An EPC is available for this property. It has been rated D (87) and is valid until 28.2.2026. A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's 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**



SEEKING LARGER SPACE?

This suite can be combined with the adjoining suite for one enlarged space totalling 800 sq ft (74.33 m²) at proportioned rental value of £15,740 plus service charges +VAT.



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**

