

**FIRST FLOOR OFFICES, 105 SOUTH STREET, DORKING, SURREY  
RH4 2JU**



**COMBINED OFFICE SUITES TO LET**

**£ 15,740 + VAT PAX  
RENT PLUS SERVICE**



**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

- Air conditioned offices
- Approximately 787 sq ft (sq m)
- Smart commercial entrance and light bright offices
- Kitchen, male & female WCs

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.

**T 01306 884685**

## **ACCOMMODATION**

These smart 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. The suites are very well presented with 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.

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.

**Combined Suites Total**

**787 sq ft (73 sq m)**



## **RENT**

£15,740 per annum plus VAT is attributable to the rent plus a further £15,860 per annum by way of a service charge to cover the cost of maintenance and services other than telephony which the Tenant must organize themselves. Total costs will be £31,600 (payable monthly at £2,633 pcm) + VAT.

## **SERVICE CHARGE**

The rent includes the cost 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 to the suites.

## **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 for the building currently pay the rates on the first floor space.

## **VAT**

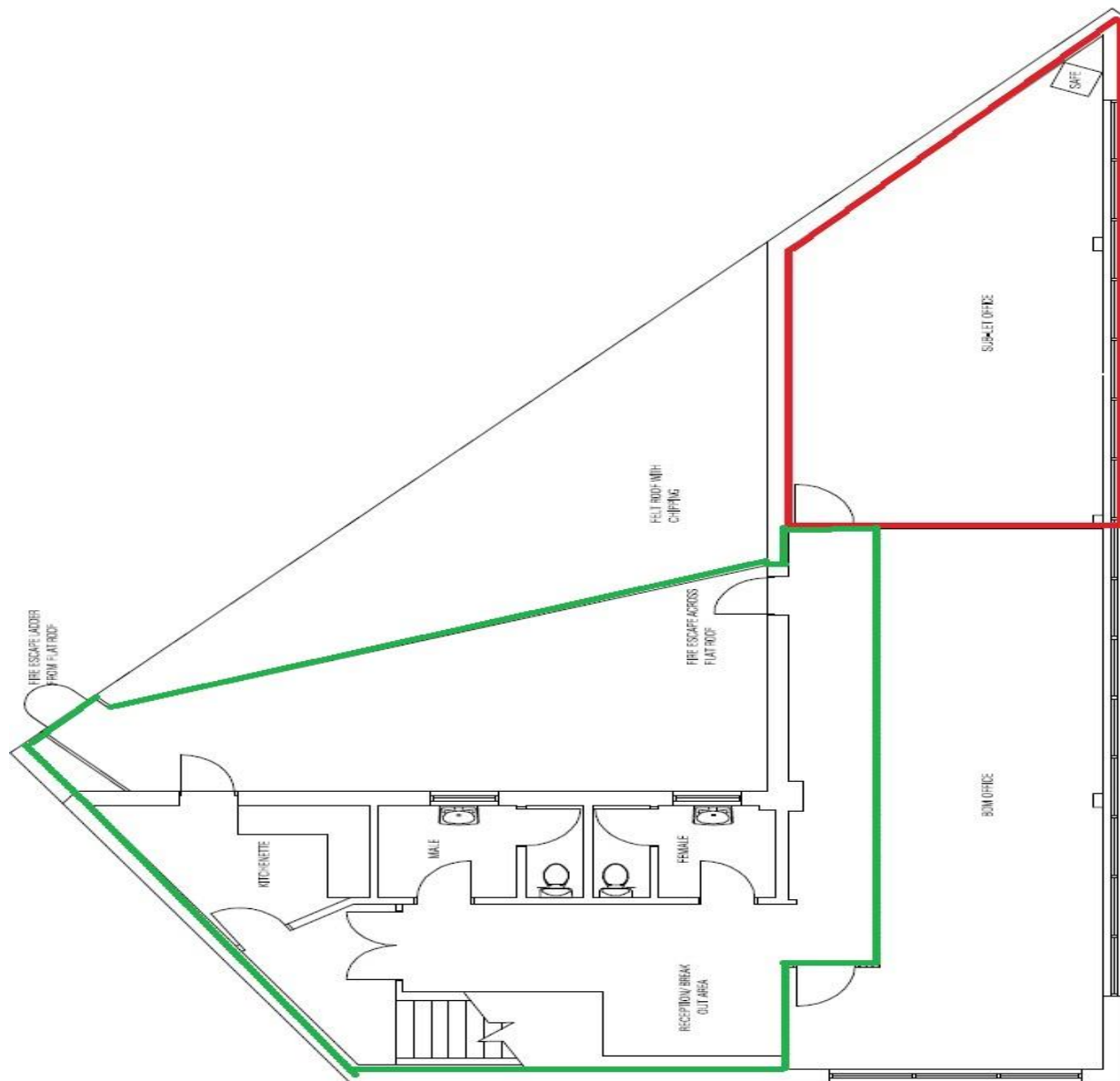
We are advised that the premises are elected for VAT.

## **EPC**

An EPC is available for this property. It has been rated D (87) 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 Sole Agents Robinsons, telephone 01306 884685.



**Plan**

Demise  
Shared

Red line  
Green line



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://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**

