

85 SOUTH STREET, DORKING, RH4 2JU



OFFICE SUITE TO LET

**£9,000
PER ANNUM EXCLUSIVE**



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

- 358 sq ft (33.26 sq m)
- Refurbished front room suite
- Well appointed with laminate floor
- Kitchenette and WC serving the suite
- Just a short walk of the centre of Dorking

The office is situated towards the western end of South Street 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

We are delighted to offer this refurbished upper ground floor office formed by one room to the front of the building with its own WC and kitchenette. Benefits including refurbished interior with ceiling and wall lights, wood effect flooring, and entry phone. It is conveniently located within a short walk of Dorking centre and has the option of pavement signage.

RENT

£9,000 per annum exclusive. The ingoing Tenants will pay for their own electricity and telephony. There is no gas supply. Water is a combined supply and will be apportioned. WIFI included.

VAT

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

THE LEASE

Occupation by way of a new lease granted for a term and rent review pattern to be agreed direct by the Landlord. The lease to be outside the Landlord and Tenant Act 1954.

COSTS

N/A.

BUSINESS RATES

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

Rateable Value	TBC
Uniform Business Rate	£0.49.9 (2025)

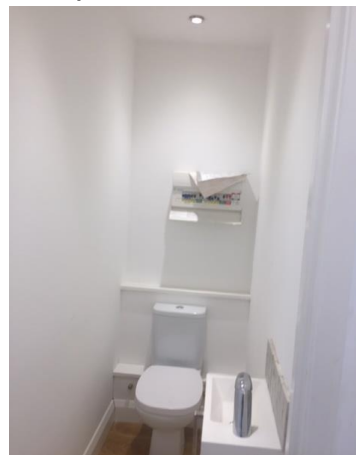
Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

An EPC is available for this property. It has been rated E (116). 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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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

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