

ALBION HOUSE, 1 WATHEN ROAD, DORKING RH4 1JU



**SELF -CONTAINED MODERN OFFICE BUILDING
WITH PARKING - TO LET**

£24,000 per annum



Reigate

1 bancroft road reigate surrey RH2 7RP
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Dorking

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

- 1248 Sq Ft (115.94 sq m) over three floors
- Ideal for small business practice
- Convenient location behind High Street
- Four off-street parking spaces
- Super outlook from upper floors over Ranmore
- Versatile 'E' use class

T 01306 884685

LOCATION

Situated directly behind the High Street on Wathen Road with vehicular access. Ideally situated within a short walk of the High Street facilities and close to Wathen Road car park. Dorking is located at the junction of the A24 and A25 roads with the M25 motorway at Leatherhead approx. 6 miles distant. Regular rail links to London Victoria and Waterloo are from Dorking station.

ACCOMMODATION

The property comprises a well-appointed self-contained three storey detached office building ideal for a small business practice set just off the High Street with great appeal. The space is arranged as well appointed modern open plan offices on both the ground, first and second floor Benefits include gas central heating and double glazing, ground floor reception lobby, kitchen/rest room, separate male and female WC'S and allocated parking spaces for four cars.

Ground floor office space
Reception Area plus kitchen/rest room

Ground floor office space	24.9 sq m (268 sq ft)
First floor office space	74.9 sq m (451 sq ft)
Second floor office space	34.84 sq m (375 sq ft)

Total **134.64 sq m (1094 sq ft)**

RENTAL

£24,000 per annum exclusive. The premises are not elected for VAT.

THE LEASE

Available on a new fully repairing and insuring lease from the Landlord for a term and rent review pattern to be agreed.

COSTS

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

BUSINESS RATES

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

Rateable Value: £15,500

Uniform Business Rate: £0.49.9 (2025)

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

EPC

A new EPC is being commissioned.



VIEWING

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



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