

# DUNLEY HILL COURT, RANMORE ROAD, DORKING, RH5 6SX



## SMALL OFFICE UNIT TO LET

**£600 per calendar  
month EXCLUSIVE**



### 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 office unit to let in a delightful rural courtyard setting
- 400 sq ft split level unit with two office rooms
- Car parking

Award winning courtyard complex in the Surrey Hills, near Dorking.

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**

Our Clients offer this small business unit (Unit 11) on flexible lease terms within this delightful rural courtyard development. The unit comprises of office rooms set over two floors, has its own WC's and kitchen, high speed broadband plus ample onsite parking. This charming space has a Juliette balcony open out onto the central courtyard which enhances its appeal.



## **RENTAL**

£600 pcm plus VAT.

Rent exclusive of electricity and business rates. A service charge will apply for shared provisions (details from Landlord).

## **VAT**

We are advised that the premises are elected for VAT.

## **THE LEASE**

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

## **BUSINESS RATES**

Tenant is responsible. Rateable Value : TBA

## **EPC**

An EPC is available for this property. It has been rated E (118). A full copy of the EPC is available upon request.

## **VIEWING**



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Misrepresentation Act 1967

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Strictly by appointment via the Landlord's Agents Robinsons telephone 01306 884685.



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