

SUITE A, 2 NORTH STREET, DORKING, SURREY RH4 1DN



**MODERN WELL PRESENTED GROUND
FLOOR OFFICE SUITE – TO LET**

£10,000 PER ANNUM



Reigate

1 bancroft road reigate surrey RH2 7RP
[email • reigate@robinsonsmb.com](mailto:reigate@robinsonsmb.com)

Dorking

253 - 255 high street dorking surrey RH4 1RP
[email • dorking@robinsonsmb.com](mailto:dorking@robinsonsmb.com)

- Appealing ground flr open plan office suite
- Bright and well-appointed versatile space
- Super modern kitchen with appliances
- Raised floors with floor boxes for comms
- Shared and private entrance options
- Within 1 mins walk of the High Street
- Opposite North Street car park

T 01306 884685

ACCOMMODATION

An appealing modern ground floor office suite of approx. 440 sq ft currently arranged as open plan office with glazed partitioning to form a private well-appointed kitchen. The space could be partitioned if desired to form separate meeting room/Directors offices. The suite shares the use of the WC's with the other suites within the building and has the benefit of both the shared main entrance from the front of the building and a private second pedestrian door that most occupiers would use. Carpet to main office will be newly laid and laminate flooring to the kitchen area, Phone entry system, Category II LED lighting. There is some forecourt parking but this is on a first come first served basis and then only one car per company.

NET INTERNAL AREA 440 SQ FT (40.88 M²)

RENT

£10,000 per annum, plus VAT (if elected) exclusive of business rates.

VAT

This property is/is not elected for VAT.

SERVICES

The Tenant is responsible for cost of supply of electricity to Suite A via a sub meter and telephony costs.

THE LEASE

A new lease is to be granted direct by the Landlord for a term and rent review pattern to be agreed. The Tenant is to be responsible for internal repairs and decoration. The lease to be outside the Landlord and Tenant Act 1954.

AVAILABILITY

January 2026.

COSTS

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



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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BUSINESS RATES

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

Rateable Value	£6,500
Uniform Business Rate	£49.9p (1 April 2025 to present)

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 B (44) and is valid until 2.7.33 . A full copy of the EPC is available upon request.

VIEWING

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



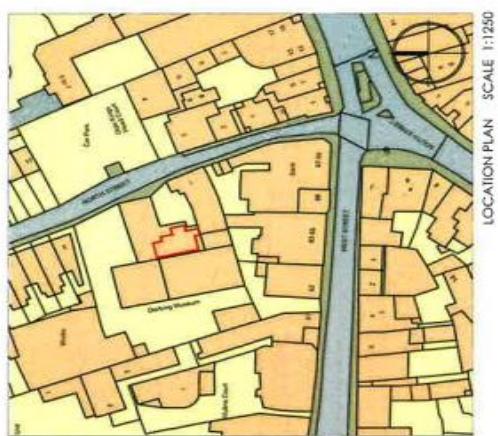
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PRINCIPAL PLANS

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drawing address	location/details	date	scale
SUITE A, 1 OLD GUN COURT NORTH STREET DORKING, RH4 1DE	GROUND FLOOR LEASE PLAN	10/05/23	1/100 sheet A4



SCALE 1:100
0 1 2 3 4 5



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