

**STUDIO, THE DUTCH HOUSE, 132-134 HIGH STREET, DORKING,
RH4 1BG**



**MODERN WELL PRESENTED OFFICE/STUDIO
IN CENTRAL LOCATION– TO LET**

**£5,000 PER ANNUM
TO INCL UTILITIES**



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

- Appealing ground floor studio/office in the heart of Dorking just off the High St
- Bright and well-appointed versatile space with W/C
- Approx 124 sq ft (11.52 m²)
- Could suit variety of health/beauty/medical/office uses

T 01306 884685

ACCOMMODATION

A modern ground floor studio with private entrance in the heart of Dorking town. With running water and W/C this open plan studio could be used for a variety of uses including health and beauty, medical or as an office.

NET INTERNAL AREA 124 SQ FT (11.52 M²)

RENT

£5,000 per annum, plus VAT (if elected) exclusive of business rates calculated as net rent of £18 psf then additional £15 psf to cover the costs of utilities, amenities repairs. Business rates are excluded.

VAT

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

SERVICES

The Tenant is responsible for cost of supply of electricity to the studio 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

The unit is available to let immediately.

COSTS

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

BUSINESS RATES

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

Rateable Value	£2,100
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.



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Misrepresentation Act 1967

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EPC

An EPC is available for this property. It has been rated B(31) and is valid until 27.11.28 .
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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