

# 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](mailto:reigate@robinsonsmb.com)

## Dorking

253 - 255 high street dorking surrey RH4 1RP  
[email • dorking@robinsonsmb.com](mailto: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 m<sup>2</sup>)
- 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 M<sup>2</sup>)**

## **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.



**ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE**

**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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