

**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 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 £18 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.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including www.dorkinglettings.com and www.reigatelettings.com brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**



## **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.



T 01306 884685

ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands for itself and for the vendor or lessors of this property whose agents it gives notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. (ii) all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intended purchaser or tenant should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Robinsons including [www.dorkinglettings.com](http://www.dorkinglettings.com) and [www.reigatelettings.com](http://www.reigatelettings.com) brands has any authority to make or give any representation or warranty in relation to the property. Robinsons have not tested any services, electrical system, fixtures and fittings that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials. **Regulated by RICS**

