

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



OFFICE UNIT TO LET

**£1300 + VAT per
calendar month**



- Office unit to let in a delightful rural courtyard setting
- 1080 sq ft
- Exposed beams
- Juliet Balcony
- Separate meeting room
- Car parking

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

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 10) 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 Juliet balcony open out onto the central courtyard which enhances its appeal.



RENTAL

£1300 pcm plus VAT. Rent exclusive of electricity and business rates. A quarterly service charge will apply of £100 plus VAT for shared provisions (details from Landlord).

DEPOSIT

A deposit equivalent to two months' rent of £2,600 (no VAT) will be required.

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 JULY 2026**

BUSINESS RATES

Tenant is responsible. Rateable Value : TBA

EPC

An EPC is available for this property. It has been rated C (69). A full copy of the EPC is available upon request.

VIEWING

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



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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