

ALBION HOUSE, 1 WATHEN ROAD, DORKING RH4 1JU



**FREEHOLD SALE OF MODERN OFFICE BUILDING
WITH PARKING - VACANT POSSESSION**

**OFFERS IN THE REGION
OF £350,000**



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

- 1248 Sq Ft (115.94 sq m) in total over three floors with two off-street parking spaces
- Freehold sale under Title No SY717396 being offered with full vacant possession.
- IDEAL FOR AN OWNER OCCUPIERS BUSINESS
- Convenient location behind High Street
- Super outlook from upper floors over Ranmore

T 01306 884685

LOCATION

Situated directly behind the High Street on Wathen Road with vehicular access. Ideally situated within a short walk of the High Street facilities and close to Wathen Road car park. Dorking is located at the junction of the A24 and A25 roads with the M25 motorway at Leatherhead approx. 6 miles distant. Regular rail links to London Victoria and Waterloo are from Dorking station.

ACCOMMODATION

The property comprises a well-appointed self-contained three storey detached office building ideal for a small business practice set just off the High Street with great appeal. The space is arranged as well appointed modern open plan offices on both the ground, first and second floor Benefits include gas central heating and double glazing, ground floor reception lobby, kitchen/rest room, separate male and female WC'S and allocated parking spaces for two cars.

Ground floor office space
Reception Area plus kitchen/rest room

Ground floor office space	268 sq ft (24.9 sq m) plus reception and ancillary
First floor office space	451 sq ft (74.9 sq m)
Second floor office space	375 sq ft (34.84 sq m)

Total Office Space 1094 sq ft (101.64 sq m) NIA

TENURE

The freehold interest under Title No SY717396 is being offered for sale with full vacant possession upon completion, subject to contract. Please note that theses premises are currently included with a combined title under the title no provided which includes the adjoining premises falls within this title and will be separated for this sale.

GUIDE PRICE

Guide price 'Offers in the region of £350,000' for the freehold interest, subject to contract

VAT

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

COSTS

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



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Misrepresentation Act 1967

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BUSINESS RATES

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

Rateable Value: £17,000

Uniform Business Rate: £0.49.9 (1 April 2026 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 E(105) and is valid until 23.10.2035.



VIEWING

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



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LOCATION MAP



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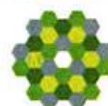
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HM Land Registry
Current title plan

Title number **SY717396**
Ordnance Survey map reference **TQ1649NE**
Scale **1:1250**
Administrative area **Surrey : Mole Valley**



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