

REAR GRD FLOOR SUITE 85 SOUTH STREET, DORKING RH4 2JU



REAR OFFICE SUITE TO LET

**£8,000
PER ANNUM**



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

- 480 sq ft (44.6m sq m²)
- Newly refurbished rear room suite
- Well-appointed with laminate floor
- Kitchenette and WC serving the suite
- Just a short walk of the centre of Dorking

The office is situated towards the western end of South Street within the town centre. 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

We are delighted to offer this upper ground floor office formed by one charming large self-contained office suite to the rear of the building with its own WC and kitchenette. Benefits including bright interior with a mix of ceiling light boxes, wall lights and opening casement doors to a shared patio area. The patio is owned by the adjoining office premises but is under the same ownership so the occupier of this space will be permitted to open the doors and enjoy the patio subject to being neighbouring and not causing nuisance to other office occupiers. Other benefits include, wood effect flooring, electric plug-in heating and entry phone. It is conveniently located within a short walk of Dorking centre and has the option of pavement signage. **Please note the interior has yet to be decorated.**



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RENT & COSTS

£ 8,000 per annum (based on a net rent of £15 psf before costs) on an internal repairing and insuring basis . The Tenants are to pay for their own business rates, electricity, telephony and comms, the Landlord pays the shared water supply and recovers an apportioned sum and similarly the Landlord insures the building and collects an apportioned part of the premium relating to this suite. There is no gas supplied.

VAT

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

THE LEASE

Occupation by way of a new lease granted on an internal repairing and insuring basis for a term and rent review pattern to be agreed direct by the Landlord. The lease to be outside the Landlord and Tenant Act 1954.

AVAILABILITY

The office is available for occupation from mid-September 2026 following the Landlords redecorating the space once the current Tenant departs at the end of August 2026.

BUSINESS RATES

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

Rateable Value	TBC
Uniform Business Rate	£0.49.9 (1 April 2026 - 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(116). 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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