

296 HIGH STREET, DORKING, SURREY RH4 1QX



**WELL LOCATED & SELF CONTAINED
OFFICE/E CLASS UNIT TO LET**

**£10,000
Per annum exclusive**



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 self-contained office premises within an attractive building in the heart of Dorking
- Arranged as five/six office rooms over two floors
- Bright and spacious rooms with air conditioning
- Well-presented and versatile E Use Class
- LL will provide parking provision for 2 cars
- Short walk of Dorking stations and amenities

T 01306 884685

LOCATION

296 High Street is located in the town centre on the eastern end of the High Street within easy reach of local shops and other town centre amenities. The Landlord will provide provision for the parking of 2 cars. There is also the Wathen Road pay and display car park diagonally across the road. Dorking itself is a market town situated at the junction of the A24 and A25 roads with the M25 at Leatherhead approximately 6 miles distant. There is a regular train service to London (Victoria or Waterloo)

DESCRIPTION

We are pleased to offer to let this attractive self-contained office premises within a character building with private ground floor entrance door just off the High Street and offices over the first and second floors. The offices have been refurbished prior to the current Tenants taking occupation and offer bright and smart space with far reaching views to Box Hill from the front rooms. The premises currently have the benefit of E use class which offers versatility for numerous types of business operations including professional practice offices, health, medical, beauty and training to name but a few.

ACCOMMODATION

The first and second floors are currently arranged as modern offices presented in neutral décor with grey carpet tiled flooring and window blinds throughout with two main office rooms on the first floor (the front room is partitioned to provide an ante room and meeting room) plus WC off the half landing, suspended ceilings with panel lighting and Daiken ceiling mounted a/c units . The rear office has a tea point . The staircase leads up to the second-floor landing with tea point with two further office rooms. To the front the bright offices look towards Box Hill with suspended ceilings with light panels and a/c and the office to the rear also benefits from a/c and a southerly aspect.

First Floor offices	603 sq ft	(56.03m ²)
Second Floor offices	340 sq ft	(31.59m ²)

OVERALL APROX 943 SQ FT (87.61m²) OVER THE TWO FLOORS (N.I.A.)



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Misrepresentation Act 1967

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RENT

£10,000 per annum exclusive. The Landlord will offer a discounted rent of £8,000 for YEAR ONE as a tenant incentive to assist relocation costs.

VAT

No VAT applies.

LEASE TERMS

A new lease to be granted for a term and rent review pattern to be agreed on an equivalent full repairing and insuring basis direct from the Landlord with building repairs and insurance premium apportioned with the ground floor occupier.



AVAILABILITY

The premises will be available for occupation in early July 2024 after the current Tenants relocate.

COSTS

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



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BUSINESS RATES

From internet enquiries only the business rate assessment is as follows: **(please see below)**

Rateable Value	£9,000
Uniform Business Rate	£0.49.9 (March 2023 - present)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.

EPC

The first and second floor offices have been rated C (56) and remains valid until 2.9.2031. A full copy of the EPC is available upon request.

VIEWING

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



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