

**SECOND FLOOR OFFICES 250-256 HIGH STREET, DORKING,
SURREY RH4 1QT**



MODERN SELF-CONTAINED REFURBISHED OFFICES TO LET
598 – 1,720 sq ft

£22.50 per sq ft pa



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Refurbished second floor office suites available either separately or as a whole
- Smart communal office building foyer entrance
- Lift access and modern common parts
- Each suite has 3 off street parking spaces

The offices are situated on the south side of Dorking High Street opposite Pizza Express. The town also benefits from excellent transport links with the A24 and access to the M25 with direct train services to Gatwick Airport and London.

T 01306 884685

ACCOMMODATION

We are delighted to offer two modern FRESHLY DECORATED AND REFURBISHED open plan second floor office suites within Oak Green House either available to let separately or as one with smart office building communal entrance, lift access and smart modern common parts and WC facilities. Both suites, one to the front of the building and one to the rear offer bright triple aspect open plan versatile regular shaped space and could readily be partitioned to suit an occupiers needs with gas fired central heating, suspended ceiling, air conditioning units, double glazing, floor boxes for power, private kitchenette for both suites , entryphone access. and shared WC's, natural light, and each suite benefits from three off road parking spaces (6 in total)

The location is very convenient being located in the High Street close to all local amenities, directly across the road from the local authority car park for client/visitor parking, and just a short walk of the two Dorking train stations

Name	sq ft	sq m	Rent
2nd - Front	1,122	104.24	£22.50 /sq ft
2nd - Rear	598	55.56	£22.50 /sq ft
Total	1,720	159.80	

RENT

£22.50 per sq ft exclusive + VAT

SERVICE CHARGE

£6.50 per sq ft approx

VAT

We are advised that the premises is elected for VAT at present.



T 01306 884685

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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



LEASE TERMS

The premises are available by way of a new lease direct from the Landlord for a term and rent review pattern to be agreed.

COSTS

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

BUSINESS RATES

£9.38 per sq ft per annum payable – from internet enquiries only

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

EPC

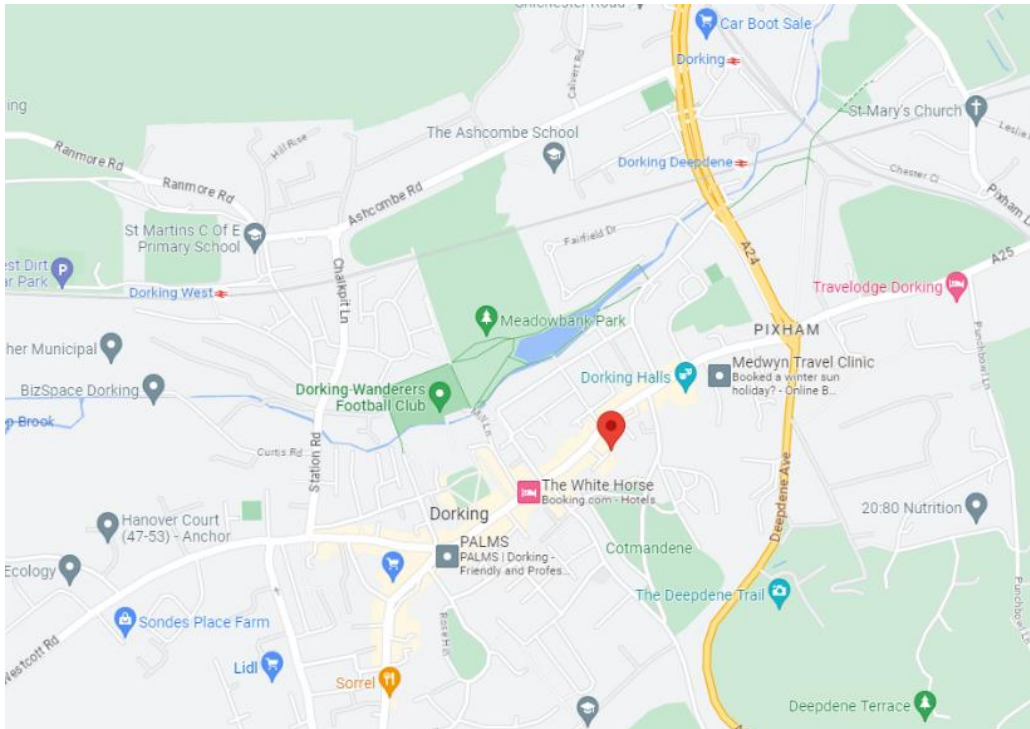
A compliant EPC is available for this property. It has been rated C (73). A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment with the Landlord's Agents:

ROBINSONS
01306 884685
www.robinsonsmb.com

HURST WARNE
01732 360190
www.hurstwarne.co.uk



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