

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



## OFFICE UNIT TO LET

£680 per month plus  
VAT



### 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

- Small open plan office unit to let in a delightful rural courtyard setting
- 470 sq ft single storey unit
- Generous car parking
- Appealing barn style interior

Award winning courtyard complex in the Surrey Hills, near Dorking, family owned and managed. 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 5) on flexible lease terms within this delightful rural courtyard development. The unit comprises single storey open plan office with kitchen area and WC. Exposed beams, Cat 5 networking, fibre broadband on site, electric heating. Quiet location. Parking available.



## RENTAL

£680 pcm plus VAT

Rent exclusive of electricity and business rates. A quarterly service charge will apply for shared provisions (details from Landlord).

## THE LEASE

Occupation by way of a monthly licence for a minimum term of 12 months with break option beyond. Licence to be outside the Landlord and Tenant Act 1954. AVAILABLE AUGUST 2024

## VAT

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

## COSTS

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



ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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## **BUSINESS RATES**

Tenant is responsible.

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

Rateable Value	£8,000 (to be clarified by the Landlord)
Uniform Business Rate	£0.49.9 (April 2023 – Present)

## **EPC**

An EPC is available for this property. It has been rated E (106). 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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