

18 Beare Green Court, Beare Green,  
Dorking, Surrey, RH4 5QU  
Office Premises  
**TO LET**



- Office suite located in an attractive village location
- Close to the A24 and just 0.2 miles from Holmwood train station
- Office space 609 sq.ft (56.5 sq.m) with separate toilet and kitchen facilities
- Parking available nearby
- Rent £9,000 per annum exclusive

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## Location

The property is located at Beare Green Court, Beare Green, which is a mixed use Development including retail, offices and residential properties. The Development is situated in the middle of Beare Green village which offers a range of local shops and services including a bus link and train station (Holmwood) with commuter services to London Victoria and Waterloo.

Dorking is approximately five miles to the North offers a wide range of shops, restaurants, pubs and supermarkets. Dorking mainline train station offers regular services to both London Victoria and Waterloo. Junction 9 of the M25 at Leatherhead is approximately seven miles to the North. Gatwick Airport is approximately nine and half miles east of Beare Green

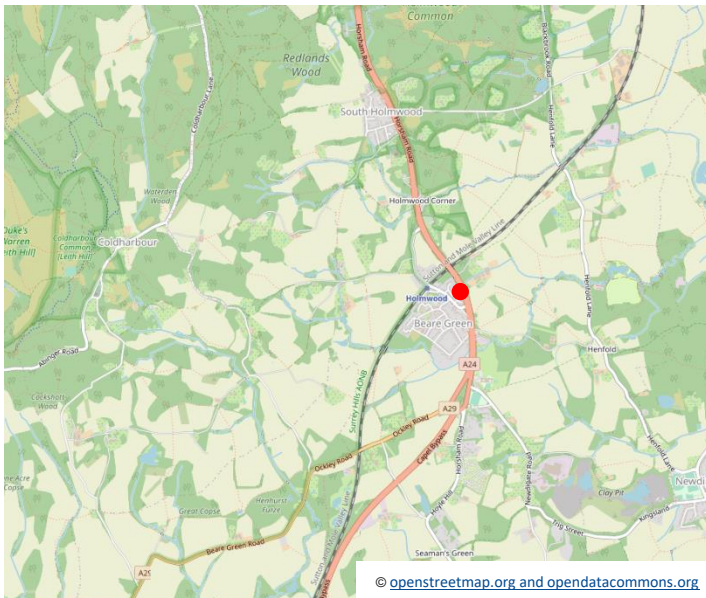
## Description & Accommodation

The offices provide a self-contained suite with four individual offices and a further office/store room, a good size entrance/reception area, together with a kitchen and WC's.

The premises have been fitted out to a good standard and benefit from carpet tiles thought out, fluorescent strip lighting and perimeter trunking.

The premises have the following net internal floor areas:

First Floor Office	609 sq.ft	56.5 sq.m
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## Terms

The premises are available on a new effective full repairing and insuring lease at an initial rent of £9,000 per annum for a term to be agreed. The lease is to be contracted outside of the Landlord and Tenant Act 1954.  
**Subject to Contract**

## VAT

We understand that VAT is not applicable to the rent

## Costs

Each party is to pay their own fees in relation to the new lease.

## EPC

EPC Rating – C75

## Business Rates

The Valuation Office Agency describes the premises as 'Office and Premises' with a 2017 rateable value of £5,600 the current UBR is 49.9 pence in the £.

## Viewings

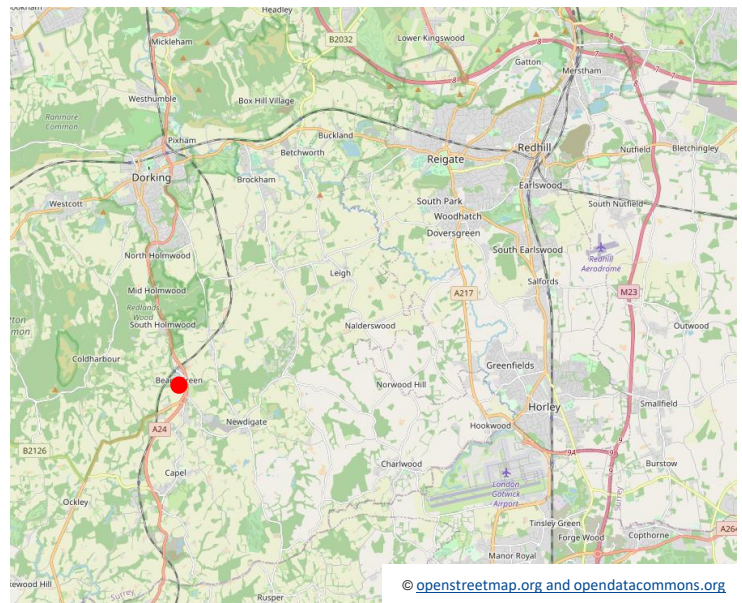
Strictly by appointment with White and Sons:

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**Professional**

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