

162-164 High Street, Dorking, Surrey RH4 1UR  
First and Second Floor Offices

**TO LET**

**White** Est. 1817  
**& Sons**



- Attractive first and second floor offices in the centre of Dorking
- Recently redecorated throughout
- Dorking Train Station is approximately 0.8 miles distant
- Kitchen and toilet facilities
- Total net internal area of 650 sq.ft (60.39 sq.m)
- Available for £12,500 per annum exclusive

Suite A, South House, 21-37 South Street, Dorking, Surrey RH4 2JZ | 01306 743344 | [www.whiteandsons.co.uk](http://www.whiteandsons.co.uk)



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## Location

The premises are located within the centre of Dorking on the southern side of the High Street. Dorking benefits from good road and rail connections with Junction 9 of the M25 located circa 6.4 miles to the north, the two Dorking train stations are approximately 0.8 miles to the north and provide regular services to Croydon and London station via Redhill.

Dorking is a prosperous, affluent town with a large number of restaurants, bars, pubs and shops including a good mix of national and independent retailers.

## Description & Accommodation

These self-contained offices are accessed from the high street via their own separate door.

The first floor comprises three offices whilst the second floor provides two further offices, a kitchen and toilet facilities.

The offices benefit from carpet tiles, fluorescent strip lighting, central heating via radiators and sash windows throughout.

The premises have the following gross internal floor areas:

First floor	346 sq.ft	32.14 sq.m
Second Floor	<u>304 sq.ft</u>	<u>28.24 sq.m</u>
Total:	650 sq.ft	60.39 sq.m

## Terms

The premises are available to let on an effective full repairing and insuring lease at a rent of £12,500 per annum exclusive.

### Subject to Contract

**VAT** - The above rents are quoted exclusive of VAT if applicable.

**Costs** - Each party are to pay their own fees in relation to the new lease.

**EPC** – C (68)

## Business Rates

The Valuation Office Agency describes the premises as 'Offices and Premises', with a 2023 rateable value of £7,600. The current UBR is 49.9 pence in the £.

## Viewings

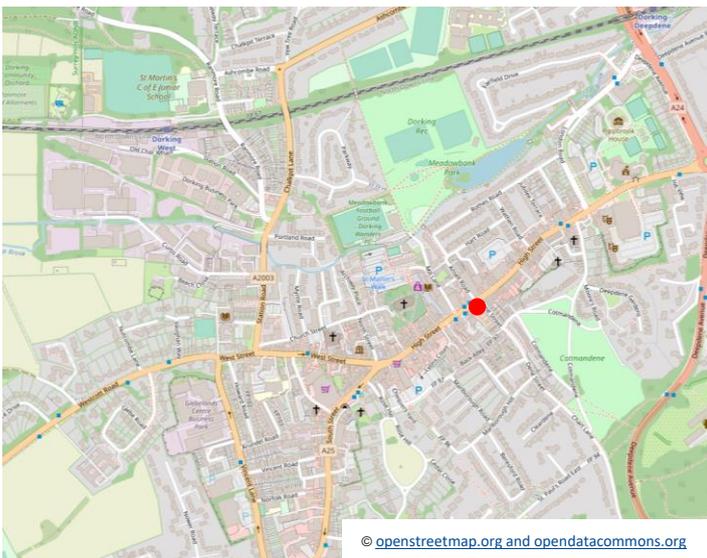
Strictly by appointment with White and Sons:

**Alexander Mullett** - Tel: 01306 743344

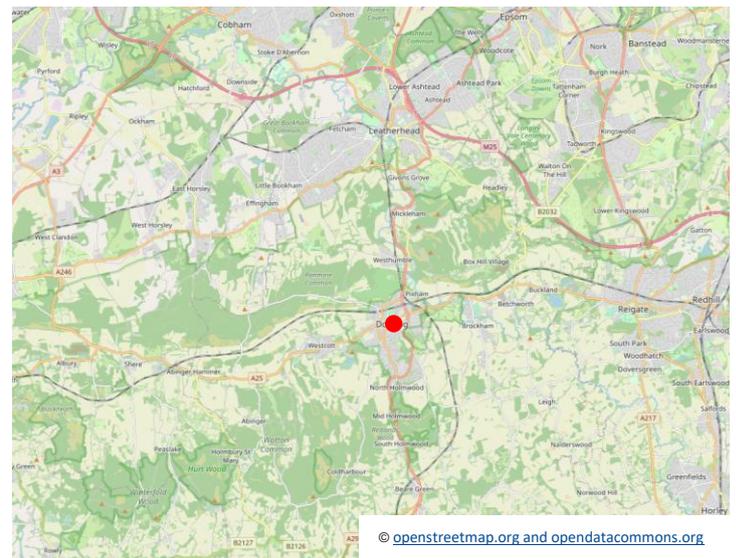
Email: [alexander.mullett@whiteandsons.co.uk](mailto:alexander.mullett@whiteandsons.co.uk)

**Tom Dadswell** – Tel: 01306 743344

Email: [tom.dadswell@whiteandsons.co.uk](mailto:tom.dadswell@whiteandsons.co.uk)



[openstreetmap.org](https://openstreetmap.org) and [opendatacommons.org](https://opendatacommons.org)



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### Commercial Sales & Lettings

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Tel: 01306 743344

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