



**MASTERS HOUSE, GUILDFORD ROAD, WESTCOTT, DORKING, SURREY, RH4 3NG
OFFICES TO LET £15,000 per annum**

DESCRIPTION The offices comprise a self contained suite on both first and second floors with additional communal areas of 160 sq ft including Kitchen and WC facilities.

SITUATION The offices are situated in a prominent location in Westcott village on the north side of the Guildford Road. They are located to the rear of Westcott Bakery and the Pilates and Physiotherapy Studio and accessed via a passageway between the two properties which front the service road parallel to the A25 running between Dorking and Guildford . Dorking town centre is less than a mile away from the property with its many amenities and mainline station.

- First Floor Offices 542 sq ft
- Second Floor Offices 96 sq ft
- Parking for 3 Cars
- Air Conditioning/Central Heating
- Cleaning/Electricity/Water included+
- Security Alarm



TERMS: A new serviced office lease is available for a term by arrangement

RENT: An inclusive rent of £15,000 per annum to include water rates, electricity, heating, air conditioning, and cleaning.

RATES: We understand that the Rateable Value is £7000 per annum and the current Small Business Rateable Multiplier is 0.491p in the £ for the year 2019/2020.

EPC: The EPC rating for the building is D(80) and full details are available on request.

LEGAL COSTS: Both sides to be responsible for their own legal costs

POSSESSION: Immediately available on completion of legal formalities

VIEWING: Strictly by appointment .

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These particulars are not a statement of fact and are for guidance only. All measurements are approximate. Please note that we have not tested equipment, appliances and services. Interested applicants are advised to commission appropriate investigations before formulating their offer to purchase