

BUILDING 5, DORKING OFFICE PARK

DORKING

RH4 1HJ



GRADE A GROUND FLOOR OFFICES

TO LET - 1,500 TO 3,064 SQ FT (139.35 TO 284.65 SQ M)



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KEY BENEFITS

- Grade A Office Space
- Fully Refurbished
- On-site parking
- Glazed Full Height Reception
- Cycle and Shower Facilities

LOCATION

Dorking is an attractive Surrey market town approximately 25 miles south of central London. The town is well positioned with Junction 9 of the M25 motorway being approximately 5 miles to the north via the A24. Dorking is a well established business location and is home to major occupiers including Aviva, Kuoni Travel and Biwater.

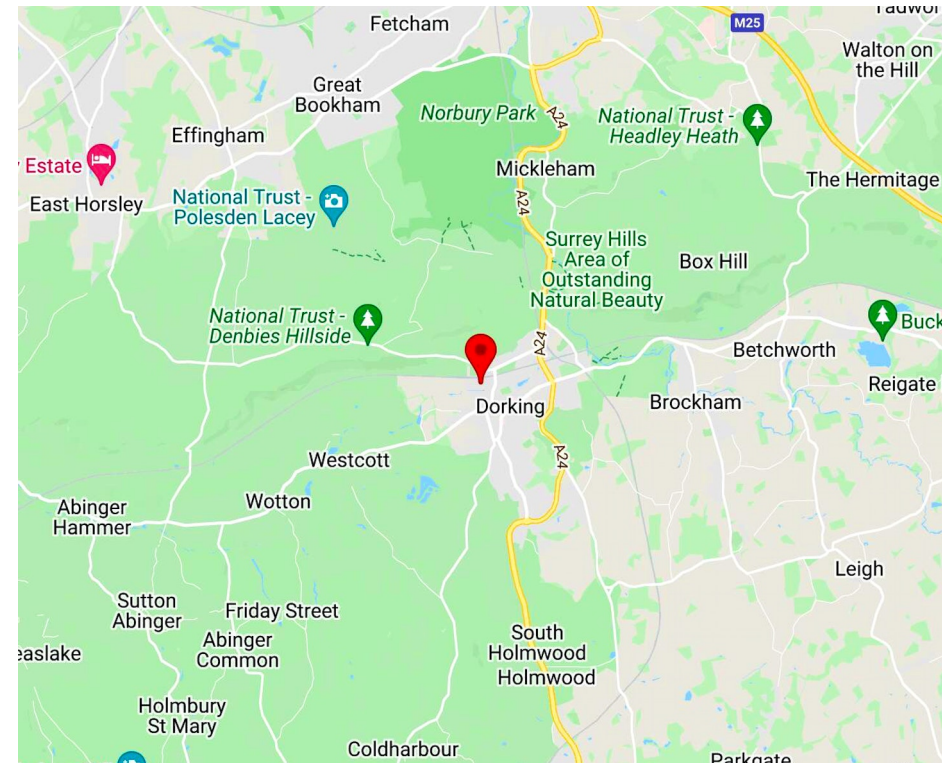
Dorking Office Park is located approximately 10 minutes walk from the town centre, where there is a variety of shops, restaurants and cafes. Dorkings' 3 stations offer regular services to London Waterloo (approx. 40 minutes), Guildford, Reading and Gatwick.

DESCRIPTION

Five Dorking Office Park is a Grade A detached office building. The ground floor is accessed through an impressive full height glazed atrium, with toilet and shower facilities in the main reception area. The office benefits from a fully raised floor and suspended ceiling with plenty of natural light. There is also generous on-site car parking and cycle storage facilities to the rear and side of the building.

SPECIFICATION

- New VRF air conditioning
- New LED light fittings
- Double height glazed reception
- Raised floors
- Suspended ceiling
- Shower Facilities



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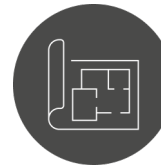
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SUMMARY

- Rent: £24.50 per sq ft
- Available Size: 1,500 to 3,064 sq ft
- Rateable Value: On application
- Rates Payable: N/A
- EPC: B (30)



ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	3,064	284.65	Available
TOTAL	3,064	284.65	

Floor areas are approximate NIA

TERMS

Available on a new lease direct with the landlord.

VIEWINGS & INFORMATION



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