



Dorna House Two, Guildford Road,
Woking GU24 9PW

High Quality Offices with Excellent
Parking

TO LET

1,836 - 2,329 Sq Ft
(171 - 216 Sq M)

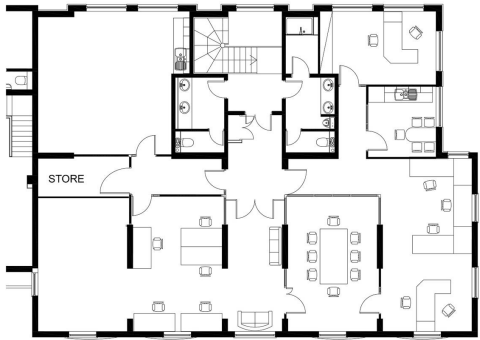
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DESCRIPTION

The accommodation, available from September 2020, comprises the 1st floor together with the use of 12 car parking spaces. Alternatively a suite of 493 sq ft can be sublet to provide an occupier with 1,836 sq ft (with 9 car parking spaces) and the option to expand.

The offices are available on a new effectively FRI sublease, by way of a service charge, for a term to be agreed.

- ✓ A prominent office building fronting A322
- ✓ Air conditioning - installed January 2017
- ✓ Sophisticated security system
- ✓ Up to 12 parking spaces (a ratio of 1:194 sq ft)
- ✓ Fibre connected - BT & Virgin Media
- ✓ EPC - C (72)
- ✓ Suspended ceiling with LED lighting
- ✓ Male & female WCs on each floor



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
1st floor	2,329	216
Total	2,329	216

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Whole 1st floor RV (2017) £23,000 & rates payable (2019/20) £11,293 based on multiplier of 49.1p in the £

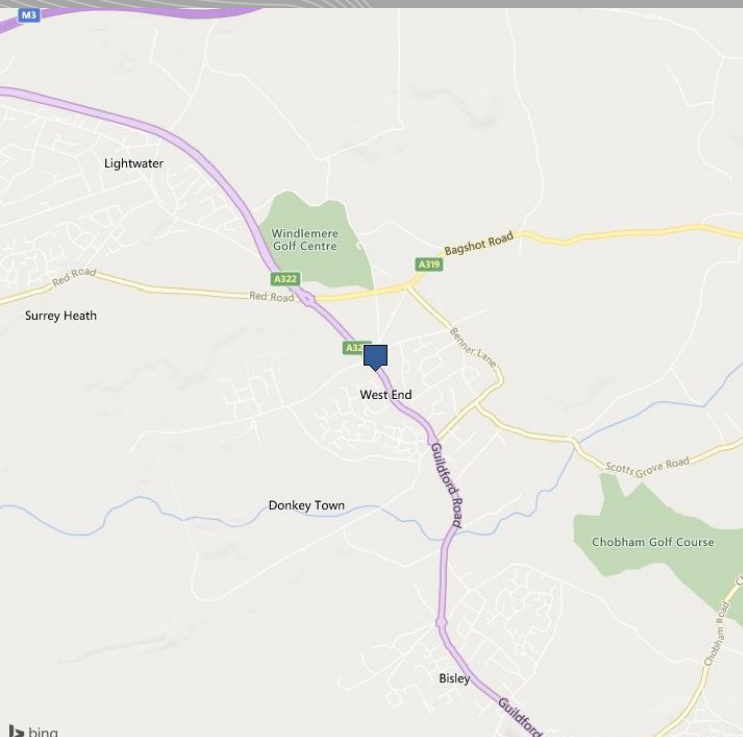
TERMS

Available on a new effectively FRI lease, by way of a service charge, for a term to be agreed.

EPC C (72)



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LOCATION

Within a landscaped site on the A322 Bracknell to Guildford road, just 2.2 miles south of J3 of the M3 which gives further access to the M25. Excellent rail services into Waterloo (23 minutes from Woking - around 6 miles, and 35 minutes from Brookwood, around 3.2 miles). Heathrow (16 miles) and Gatwick (38 miles) are within around 30 minutes and 45 minutes drive respectively.



<http://www.officesinsurrey.com/offices/dorna-house-two-first-floor-guildford-road-west-end-surrey-gu24-9pw/>

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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