



TO LET

6 Dorking Office Park

Station Road, Dorking RH4 1HL

Modern Ground Floor Open Plan Office Suite

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Key Features

- ▶ Newly refurbished reception
- ▶ Air conditioning throughout
- ▶ LED lighting
- ▶ Raised access floors
- ▶ Feature high ceilings
- ▶ Excellent natural light
- ▶ Double-height, fully glazed building reception
- ▶ Basement and surface-level car parking available





Description

The suite comprises open plan office accommodation on the ground floor of a modern, two storey building within Dorking Office Park.

It is entered via a double-height, glazed reception with a galleried first floor landing.

Specification includes air conditioning, LED lighting, raised floors and both basement and surface level parking.

The building was comprehensively refurbished in 2018 and benefits from a feature ceiling height of approximately 3.5 metres at ground floor level.

Further specification includes suspended ceilings, comfort cooling, and male and female WC and shower facilities on each floor.



Location

Dorking is an affluent commuter town in Surrey, 27 miles south of London, and the principal commercial centre for the Mole Valley district. 6 Dorking Office Park sits on the northern edge of the town, directly adjoining Dorking West railway station.

Getting There



51 minutes

Dorking Station to London Waterloo & Victoria



6 miles

to M25 Junction 9, via the A24



13 miles

to Gatwick Airport



5 minutes

on foot to Dorking High Street

[View on Google Maps](#)

On The Doorstep

All three of Dorking's railway stations are within walking distance of the office park, with a dedicated pedestrian route linking Dorking West station directly to the estate.

- ▶ Dorking High Street is a five-minute walk, with Sainsbury's, Boots and Pizza Express among its amenities
- ▶ The Surrey Hills Area of Outstanding Natural Beauty lies immediately to the north; Heathrow Airport is approximately 26 miles to the north west



Accommodation (GIA)

	Sq Ft	Sq M
Ground Floor – Office Suite	2,420 sq ft	224.82 sq m
Total	2,420 sq ft	224.82 sq m
Lease	Available by way of a new lease direct from the Landlord, terms to be agreed.	
Rent	£27.50 per sq ft.	
Rates	£11.24 per sq ft (2026/27 figure); rateable value £55,500. <i>Interested parties should confirm with the local authority.</i>	
VAT	VAT is applicable	
EPC	Rating of C	
Legal Costs	Each party to be responsible for their own legal costs	

Contact

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Subject to Contract

AML - Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.