



SHW

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PROPERTY
WORK**

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TO LET

OFFICE – 2,420 SQ FT (224.82 SQ M)

Ground Floor 6 Dorking Office Park, Station Road, Dorking, Surrey, RH4 1HL

DESCRIPTION

Dorking Office Park is a well-established business campus designed around a wide central boulevard in a mature landscaped setting. Existing tenants include the UK HQ of Kuoni Holidays, Adept Plc, Practice Plus Group and Cala Homes. 6 Dorking Office Park is a detached two storey modern office building with both surface and basement car parking. The building is accessed by a double storey fully glazed reception area with a galleried first floor landing. The available open plan office suite is on the ground floor of the building, and provides an excellent environment for working and promoting staff well being with a great feeling of space and light from the high ceilings and perimeter glazing.

LOCATION

Dorking is a Surrey market town situated approximately 6 miles to the south of Junction 9 of the M25 at Leatherhead. The town is at the intersection of the A24 / A25 which connects to Leatherhead, Guildford, Reigate, Redhill and Horsham. Gatwick Airport is approximately 13 miles to the south east. Dorking provides a wide variety of retail shops, restaurants and cafe's, with a neighbourhood parade of local shops and a cafe' immediately adjacent to the Park. Dorking mainline railway station provides regular services to central London with a journey time from approximately 51 minutes. Dorking West and Dorking Deepdene stations also connect Guildford and Reading to Redhill and Gatwick Airport. The town is therefore very well served for public transport.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground - Part 1st Floor	2,420	224.82
TOTAL	2,420	224.82

AMENITIES

- Air Conditioning
- LED lighting
- Raised Floors
- Feature high ceilings
- Excellent natural light
- Double height fully glazed building reception
- Basement and surface level car parking

RENT

£27.50 Per sq ft

TENURE

Available by way of a new lease direct from the Landlord on terms to be agreed.

RATES PAYABLE

£11.24 per sq ft 2026 / 2027 figure. Interested parties should make their own enquiries with the local authority.

RATEABLE VALUE

£55,500

SERVICE CHARGE

To be continued.

LEGAL COSTS

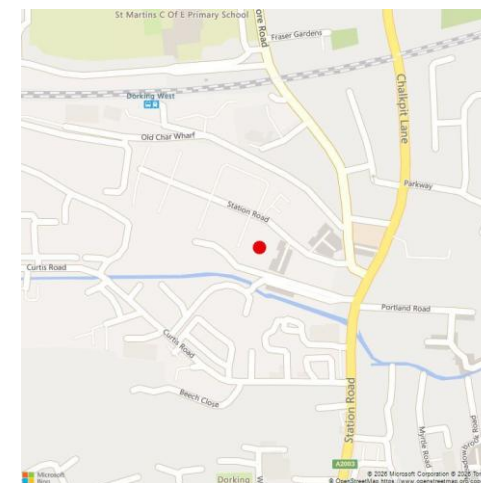
Each party is to be responsible for their own legal fees.

VAT

Applicable.

EPC

The property has an EPC rating of C.

**VIEWINGS – 01293 441300**

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