

RAPLEYS

rapleys.com
0370 777 6292

TO LET **First Floor Office**

First floor, 105 South Street
Dorking RH4 2JU

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com



Good quality first floor office space

Prominently located above **Topps Tiles** and adjoining **Majestic Wine**

40.97 sq m (441 sq ft)

Flexible lease terms

Ready for immediate occupation

TO LET

First Floor Office

rapleys.com
0370 777 6292

First floor, 105 South Street
Dorking RH4 2JU

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com

Richard Curry
07876 747146 | richard.curry@rapleys.com

Location

Dorking is a highly affluent market town in Surrey about 21 miles south of London. The subject property is conveniently located on South Street, circa 1 mile south west of Dorking's main train station.

Dorking high street is approximately 0.3 mile north of the subject property and occupiers include **Waitrose, Sainsburys, Marks & Spencer, Boots, Starbucks** and **Costa Coffee**.

Description

The property comprises a two storey modern building with **Majestic Wine** and **Topps Tiles** trading from the ground floor and offices at first floor. The available first floor unit comprises open plan office space and reception area finished to a good, clean standard. Good quality WC facilities are shared with the adjoining office.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
First floor office total	40.97	441.00

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

A new flexible lease.

Terms

£15,000 per annum inclusive of business rates, service charge and insurance.



TO LET

First Floor Office

rapleys.com
0370 777 6292

First floor, 105 South Street
Dorking RH4 2JU

CONTACT **Mike Bumford**
07788 412168 | michael.bumford@rapleys.com
Richard Curry
07876 747146 | richard.curry@rapleys.com

Energy Performance

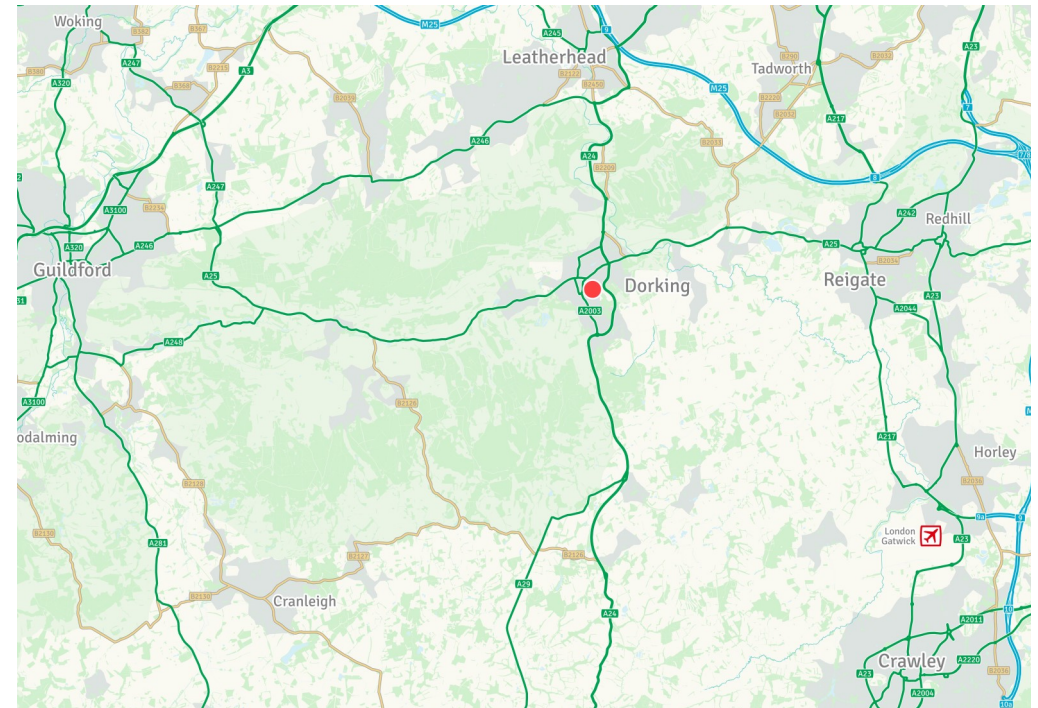
Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the sole retained agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in August 2022.