



Two Dorking Office Park

Station Road, Dorking, RH4 1HJ

Modern Grade A office building on a well-established town centre business park with secure underground and surface level parking

2,500 to 28,749 sq ft
(232.26 to 2,670.87 sq m)

- VRF cooling and heating
- Double height reception
- Raised floors
- Shower & changing facilities
- Passenger lift
- Secure cycle racks
- Excellent on-site parking (1:272 sq ft)

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Summary

Available Size	2,500 to 28,749 sq ft
Rent	£27.50 Per sq ft
Business Rates	£8.04 to £10.51 psf approx. Interested parties are advised to make their own enquiries with the local authority.
Service Charge	£7.50 Per sq ft Approx budget
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

Description

Two Dorking Office Park is a contemporary, modern office building. The three floors provide an inviting and motivating environment for business with natural daylight flooding through the central atrium and full height glazed reception.

Location

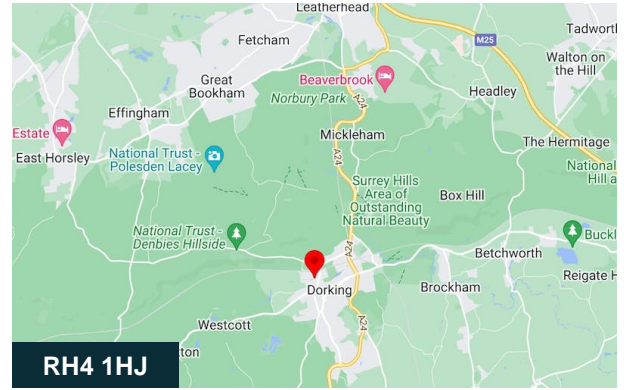
Dorking is an attractive market town on the junction of the A25 and A24 between Guildford and Reigate. Access to the national motorway is via J9 of the M25 (6 miles) midway between Heathrow and Gatwick. The town has 3 railway stations providing services to Central London, London Bridge, London Waterloo and Gatwick Airport. Dorking Business Park is situated to the north of Dorking town centre and adjacent to Dorking West train station.

Accommodation

Name	sq ft	sq m	Availability
Unit - Reception	809	75.16	Available
Ground	11,186	1,039.21	Available
1st	10,824	1,005.58	Available
2nd	5,930	550.92	Available
Total	28,749	2,670.87	

Terms

New leases available direct from the Landlord on terms to be agreed.

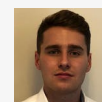


Viewing & Further Information



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