

Inscape House, Ansell Road, Dorking, RH4 1QN  
Freehold Office  
**FOR SALE**



- Attractive, self-contained two storey office building
- Excellent town centre location
- Total net internal area of 892 sq.ft (82.86 sq.m)
- Fitted out to a high standard with attractive fitted kitchen and air-conditioning
- Freehold interest available for £300,000

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## Location

The property is situated on Ansell Road which connects directly to the High Street, one of the main arterial roads leading through Dorking.

The property is walking distance from Dorking and Dorking Deepdene mainline stations which provide regular services to East Croydon, London Waterloo and Victoria.

Junction 9 of the M25 is accessed at Leatherhead just 7.5 miles directly north.

Gatwick Airport is approximately 12 miles to the south east.

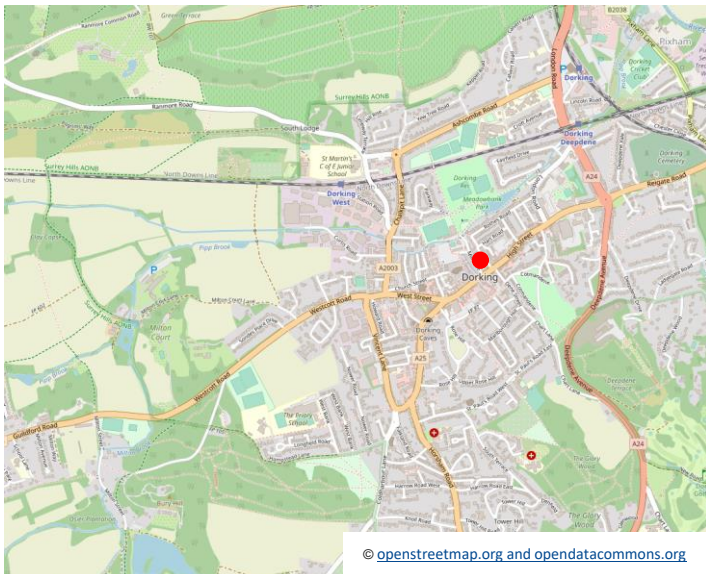
## Description & Accommodation

Inscape House comprises an end of terrace, self-contained two storey office building of brick construction with a slate roof. It has been recently fully refurbished and has an open plan ground floor office with modern kitchen together with further open plan space at first floor level, together with male and female toilet facilities and small kitchenette.

The premises benefit from LED strip lighting, double glazing, air conditioning and fibre broadband throughout, as well as a door entry system.

The premises have the following net internal floor areas:

Ground Floor	461 sq.ft	42.82 sq.m
First Floor	<u>431 sq.ft</u>	<u>40.04 sq.m</u>
Total	892 sq.ft	82.86 sq.m



## Terms

The freehold interest is available to purchase for £320,000 with full vacant possession. Interested parties should note that the premises may be able to rent. Further information in regard is available upon request.

### Subject to Contract

**VAT** - The above rents are quoted exclusive of VAT if applicable.

**Costs** - Each party are to pay their own fees in relation to the new lease.

### EPC

The energy rating for the building is C55.

### Business Rates

The Valuation Office Agency describes the premises as 'Offices and Premises' with a 2017 rateable value of £10,500, the current UBR is 49.9 pence in the £.

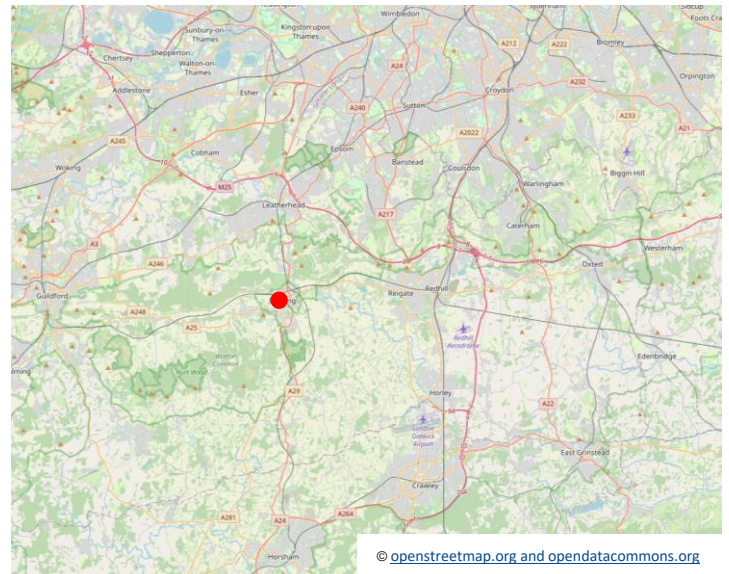
Subject to certain conditions, occupiers can potentially benefit from 100% rates relief.

### Viewings

Strictly by appointment with White and Sons:

**Mike Wimble** – Tel: 01306 743344

Email: [Mike.wimble@whiteandsons.co.uk](mailto:Mike.wimble@whiteandsons.co.uk)



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