

4



4 DORKING OFFICE PARK

STATION ROAD, DORKING RH4 1HG

DORKING'S PRINCIPAL OFFICE PARK
HIGH QUALITY OFFICES AVAILABLE FROM
2,248 SQ FT – 5,154 SQ FT TO LET



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NEWLY REFURBISHED, OPEN PLAN OFFICES

DESCRIPTION

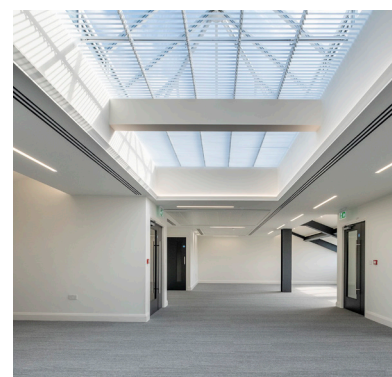
Dorking Office Park is a well established business park, prominently positioned within this affluent market town.

4 Dorking Office Park is a modern office building benefitting from a full height glazed reception and excellent car parking.

Newly refurbished, the building provides occupiers with highly specified and efficient space and high quality contemporary finishes.

The newly remodelled and extended second floor Manhattan loft style suite with exposed steelwork benefits from superb natural light and expansive views across Dorking and the Surrey Hills, together with its own WCs and shower.





SPECIFICATION

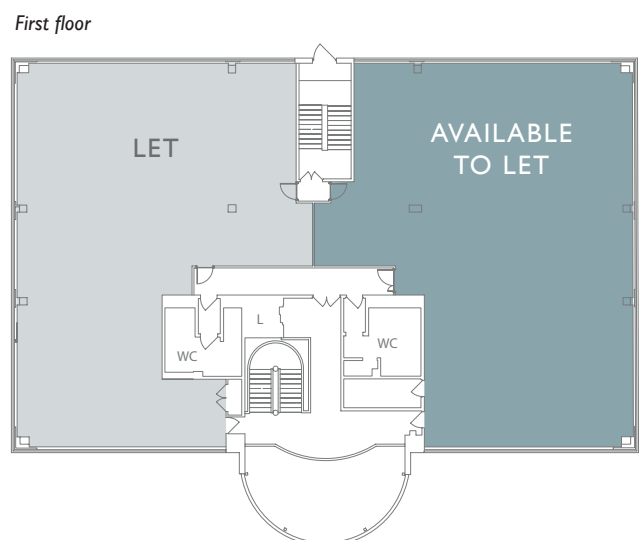
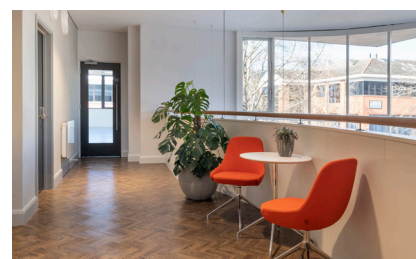
The building has been comprehensively refurbished and benefits from the following specification;

- New VRF heating/cooling system
- Newly remodelled reception area
- Full Raised Access floor (1st floor)
- New suspended ceilings (1st floor)
- Data Network Cabling (2nd floor)
- New LED lighting and PIRS
- Shower facilities
- Refurbished WCs
- On-site car parking (surface and basement level)

ACCOMMODATION

The property has been measured in accordance with the RICS International Property Measurement Standards (IPMS3) 1st Edition, dated May 2015.

Floor	sq ft	sq m
Second	2,248	208
Part First	2,906	270
Part First		Let
Ground		Let
Total	5,154	478





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LOCATION

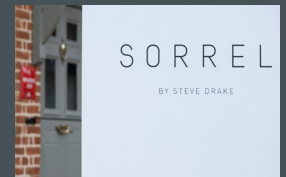
Dorking Office Park is well positioned for the town centre which provides a superb variety of retail, restaurant and leisure amenity. The town is situated on the A24/A25 intersection with excellent connectivity by both road and rail connecting to other nearby centres including Leatherhead (M25 J9), Reigate (M25 J8), Guildford and Horsham. The town benefits from 3 train stations, providing regular services to Central London and a direct service to Gatwick Airport, with Dorking West station situated within only a few minutes' walk of the park. Surrounded by the Surrey Hills, an area of outstanding natural beauty, Dorking is a fantastic location for promoting staff wellness being well renowned for all outdoor pursuits, with Meadowbank park also within only a few minutes' walk. Dorking also boasts the largest vineyard in the South East, which includes a restaurant, shop and boutique hotel.



COMMUNICATIONS

By Car	Miles
Dorking Station	1
M25 (Junction 9)	5.5
Redhill	8.5
Gatwick Airport	13

By Train	Minutes
Redhill	12
Guildford	17
Gatwick Airport	35
Reading	48
London Victoria	49
London Waterloo	50



VIEWING

Strictly by appointment through the joint agents.

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