

1b Barn Studios, Parkgate Road, Newdigate
Office
TO LET

White Est. 1817
& Sons



- Offices located in a rural location
- Shared kitchen/toilet facilities
- Parking for two vehicles
- Total net internal area of 244 sq.ft (22.67 sq.m)
- Available to let for £450 per calendar month

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP | 01306 743344 | www.whiteandsons.co.uk



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Location

The premises is located in a rural setting within the village of Newdigate. The nearest town is Dorking, approximately 5.9 miles distant to the north. Dorking train station is circa 5.9 miles distant to the north and offers frequent and direct services to London Terminals. Gatwick Airport is situated 7.7 miles distant to the east.

Description & Accommodation

The premises comprises a single room benefiting from carpet tiles to the floor, painted walls, storage heaters, fluorescent strip lighting and spotlights. The office has the addition of shared kitchen and toilet facilities. The communal areas are maintained and cleaned at no further cost.

An incoming tenant will be responsible for the rates, electricity, contents insurance and disposal of rubbish.

The premises have the following gross internal floor areas:

Ground floor	244 sq.ft	22.67 sq.m
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The office benefits from two parking spaces.

Terms

The premises is available to let on a yearly licence at a rent of £450 per calendar month.

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 - Awaiting EPC rating.

Business Rates

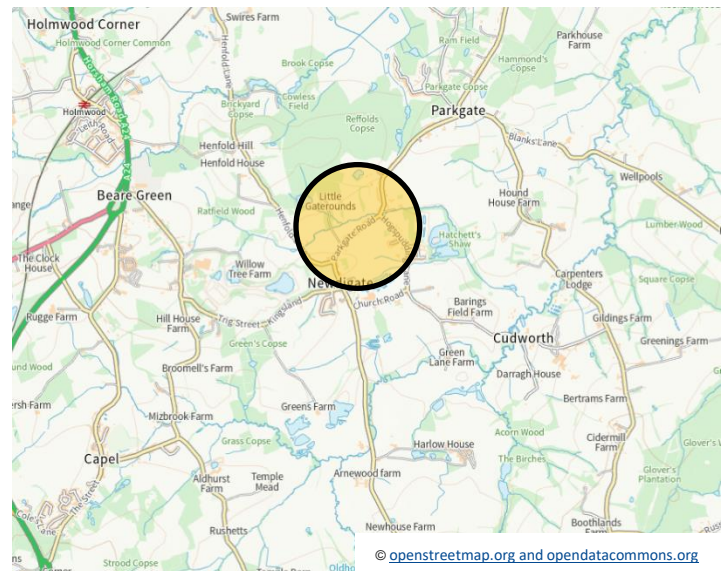
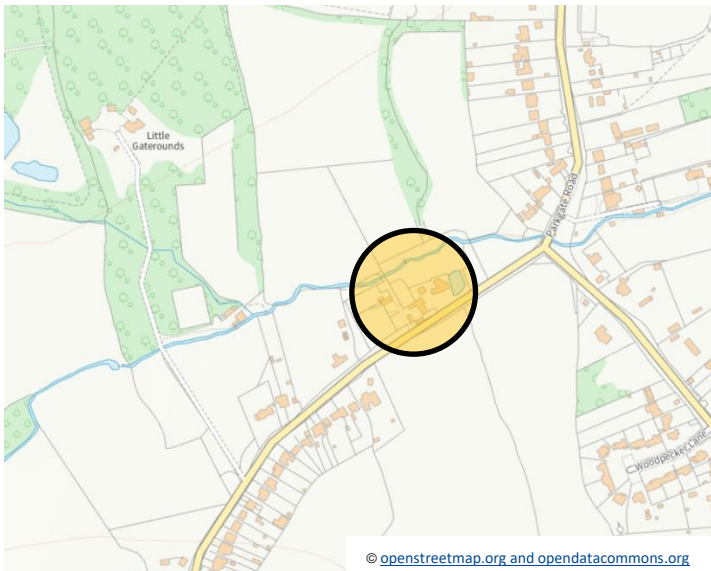
The Valuation Office Agency describes the premises as 'Business Unit and Premises', with a 2023 Rateable Value of £2,600. Further information relating to the 2023 Rateable Values can be found on the Valuation Office Agency Website.

Viewings

Strictly by appointment with White and Sons:

Tom Dadswell – Tel: 01306 743344

Email: tom.dadswell@whiteandsons.co.uk



Commercial Sales & Lettings

Reeve House, Parsonage Square, Dorking, Surrey RH4 1UP

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