

**FIRTREE HOUSE, OLD HORSHAM ROAD,  
BEARE GREEN, DORKING, RH5 4QU**



**SURPLUS FIRST FLOOR OFFICES TO LET  
EITHER IN PART OR AS A WHOLE**

**£ 16 PER SQ FT  
PER ANNUM EXCLUSIVE**



**Reigate**

3 pool house bancroft road reigate surrey RH2 7RP  
email • reigate@robinsonsmb.com

**Dorking**

253 - 255 high street dorking surrey RH4 1RP  
email • dorking@robinsonsmb.com

- Range of open plan and linked office rooms
- Off street car parking spaces plus on road closeby
- Gas fired central heating via radiators
- Very convenient for road transport links
- Closeby to local amenities at Beare Green Court

Situated 4 miles south of Dorking town just off the A24 and 9 miles north of Horsham we are pleased to offer this bright and smart office space in Beare Green. The suites are close to village shops and local amenities and has generous parking.

**T 01306 884685**

## ACCOMMODATION

We are pleased to offer the first floor office accommodation of Firtree House to let on behalf of the owner occupier who operate from the ground floor of the building. This bright and well presented office space can be rented as a whole floor or in part by suites, all served by shared WC's, two kitchens/tea points plus shower room and generous off road and street parking. Each suite benefits from gas fired central heating, double glazing and suspended ceilings.

**Board Suite** – This bright three room suite comprises mainly of open plan office/ Board Room with two private linked offices to the front

Room 1 – 269 sq ft (25 sq m)

Room 2 – 103 sq ft (9.57 sq m)

Room 3 – 103 sq ft (9.57 sq m)

There is a none linked but neighbouring office room

Room 4 – 244 sq ft (22.67 sq m)

**South Suite** – This offers a combined suite of three linked offices with bright main office to the front. Kitchenette, WC and shower room. Part of this is currently further partitioned which could be rearranged.

Room 5 – 79 sq ft (7.34 sq m)

Room 6 – 366 sq ft (34 sq m)

Room 7 – 235 sq ft (21.83 sq m)

## RENT

£16 per sq ft per annum exclusive.

## VAT

This property is not elected for VAT and therefore VAT will not be applied to the rent.

## THE LEASE

Available on a new lease for a term by negotiation. Tenant to be responsible for internal repairs and decoration and to contribute to the cost of heating, light, water and power and upkeep of the building and common parts and insurance by way of a service charge. Details TBA

## COSTS

Each party will be responsible for their own legal costs in the transaction.

## BUSINESS RATES

From internet enquiries only the business rate assessment is as follows:

Rateable Value

TBA

Uniform Business Rate

£0.504 (April 2019 – March 2020)

Interested parties should verify this information and any transitional adjustments prior to entering into any contract.



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ALL SUMS QUOTED ARE EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act 1967

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## EPC

An EPC is available for this property. It has been rated D (87) and is valid until June 2029. A full copy of the EPC is available upon request.

## VIEWING

Strictly by appointment with the Landlord's Sole Agents Robinsons telephone 01306-884685.



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